

Attachment 3
COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT

PLANNING COMMISSION

Promoting the wise use of land
Helping build great communities

| | | | |
|---|--|---------------------------------------|-----------------------------|
| MEETING DATE October 23, 2014 LOCAL EFFECTIVE DATE November 6, 2014 | CONTACT/PHONE Airlin M. Singewald, Project Manager/ (805) 781-5198 asingewald@co.slo.ca.us | APPLICANT Portnoff Trust/ PG&E | FILE NO. DRC2014-00006 |
| SUBJECT Hearing to consider a request by the Portnoff Revocable Trust and PG&E for a Conditional Use Permit to allow for the construction of: a) one 100' tall lattice communications tower with a 9'1" x 9'1" base anchored to a 15' x 15' concrete slab; b) ground-mounted equipment within an existing 170 square-foot equipment shelter; c) fuel cell storage on an approximately 30 square-foot concrete slab; and d) associated utility trenching. The proposed tower would support six dish antennas ranging from 3 to 10 feet in diameter and two 20' tall x 3" diameter whip antennas. The proposed project would be located within an existing 50' x 50' fenced equipment enclosure at an existing telecommunications site. The project will result in the disturbance of approximately 2,500 square feet on a 90-acre parcel. The proposed project is within the Rural Lands land use category and is located at 1945 Adelaida Road, approximately 3,000 feet west of Nacimiento Lake Drive and 1.3 mile west of the westerly Paso Robles city-limit. The project is located in the Adelaida sub-area of the North County planning area. | | | |
| RECOMMENDED ACTION 1. Adopt the Mitigated Negative Declaration (ED14-050) in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq; and 2. Approve Conditional Use Permit DRC2014-00006 based on the findings listed in Exhibit A and the conditions listed in Exhibit B. | | | |
| ENVIRONMENTAL DETERMINATION The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Mitigated Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on September 11, 2014 for this project. Mitigation measures are proposed to address Aesthetics, Noise, and Public Services/Utilities, and are included as conditions of approval. | | | |
| LAND USE CATEGORY Rural Lands | COMBINING DESIGNATION None | ASSESSOR PARCEL NUMBER 026-233-029 | SUPERVISOR DISTRICT(S) 1 |
| PLANNING AREA STANDARDS: None applicable | | | |
| LAND USE ORDINANCE STANDARDS: Communications Facilities | | | |
| EXISTING USES: Telecommunications facilities for numerous wireless carriers; single family residence | | | |
| SURROUNDING LAND USE CATEGORIES AND USES: <i>North:</i> Residential Rural / undeveloped land, rural residences <i>South:</i> Rural Lands / undeveloped land, rural residences <i>East:</i> Residential Rural / undeveloped land <i>West:</i> Rural Lands / undeveloped land, rural residences | | | |
| Page 1 of 59 ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600 • FAX: (805) 781-1242 | | | |

| | |
|---|--|
| OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Environmental Health, Agricultural Commissioner, Cal Fire, Caltrans, Regional Water Quality Control Board, City of Arroyo Grande | |
| TOPOGRAPHY: Gently to steeply sloping | VEGETATION: Herbaceous, shrubs, trees |
| PROPOSED SERVICES: Water: N/A Sewage Disposal: N/A Fire Protection: Cal Fire | ACCEPTANCE DATE: August 29, 2014 |

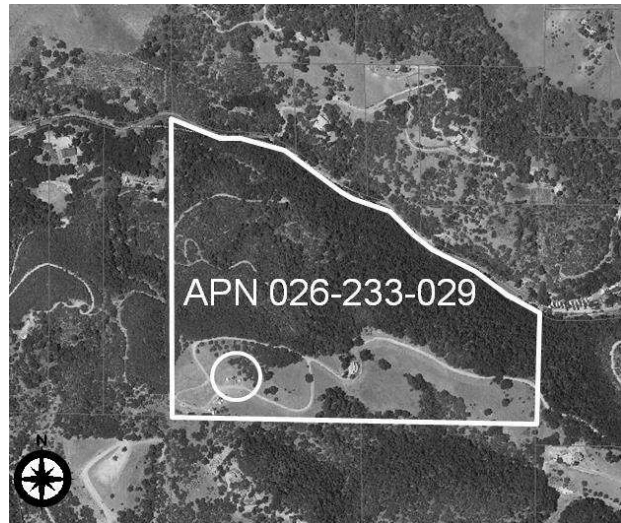
PROJECT DESCRIPTION

Background

The proposed project is part of PG&E's efforts to comply with recent direction from the California Public Utilities Commission to upgrade its internal radio communications system. The upgrades would enhance communication for field crews deployed to safely operate and maintain PG&E's electrical transmission/distribution system.

Project Site – Visual Setting

Situated in the rural Adelaida area, the project site is located near the eastern edge of the Santa Lucia Mountain Range. The region encompasses the central northwest portion of the county, bounded to the east by the urban corridor along Highway 101 and to the west by the western slopes of the Santa Lucia Mountains. The city of Paso Robles is the largest urban area in the region. The area's terrain descends from the rugged, mountainous western slopes of the Santa Lucia Range toward the Salinas River corridor to the east. The unincorporated areas are typically scenic rural and agricultural areas with extensive farming, range, and watershed lands. The natural land cover of the surrounding landscape is predominately oak woodland and oak savanna, with riparian plant communities in the drainages and creeks. The existing high quality of views in the region and along public roadways is due mostly to the dramatic landforms variation combined with the natural vegetative patterns.

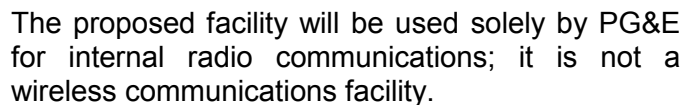


The rural visual character of the region has seen a steady addition of large-lot residential and winery-related development over the past 10 to 15 years. Although most of these developments are not in the immediate vicinity of the proposed project, they are part of the overall viewing context as seen from public roadways throughout the areas.

The hilltop project site itself ranges from approximately 1,760 feet above sea level along the eastern edge to approximately 1,790 feet along the western side. The project site is within a large clearing surrounded by oak woodland. The site includes six existing communication towers and related facilities. The existing towers include five lattice towers and one monopine, ranging from 20 to 100 feet in height. Antennas and microwave dishes are visible on each of

Proposed Project

- One 100' tall lattice communications tower with a 9'1" x 9'1" base anchored to a 15' x 15' concrete slab;
- Ground-mounted equipment within an existing 170 square-foot equipment shelter; and
- Fuel cell storage on an approximately 30 square-foot concrete slab.



As stated above, the project site is located on a prominent hilltop overlooking Paso Robles and the surrounding rural areas. A visual evaluation was conducted for the proposed project by Robert G. Carr/SWCA Environmental Consultants. The evaluation concludes that while the proposed project will be visible from major viewing corridors (Highway 101, Highway 46, and Nacimiento Lake Drive) and other public viewing areas in the North County, the proposed project (and the six existing communication towers) comprises a small percentage of the overall viewshed and is visually subordinate to the surrounding high visual quality of the area. Furthermore, the addition of one more tower, if noticed, will likely be consistent with the visual expectations for the site.

The applicant submitted a noise study (Dublink Associates; August 25, 2014) to evaluate the noise impact of the proposed air conditioning units on neighboring residences, the nearest of which is located 600 feet to the south. The noise study measured existing ambient noise levels at 40 decibels or less, and determined that the proposed air conditioning units would produce a noise level of 38 decibels at the property line. This would translate to an LEQ (hourly energy average) of 35 decibels, which complies with the County's 45 LEQ noise standard. However, in order to preserve rural ambient noise levels, the project is conditioned to require the use of air conditioning equipment that operates at no more than 52 decibels, measured at a 50 foot distance.

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LAND USE ORDINANCE STANDARDS

Section 22.10.090 – Height Measurement and Height Limit Exceptions

The height limit for structures in the Rural Lands land use category is 35 feet. However, as a communications tower proposed by a public utility, the proposed project is exempt from the height limit.

Section 22.30.140 – Setbacks

The following minimum setbacks apply: 25 feet (front); 30 feet (rear); and 30 feet (side). The proposed project complies with these setbacks since the nearest property line is over 300 feet to the south.

Section 22.30.180 – Communications Facilities

Radio Frequency Analysis

Section 22.30.180(B) requires applications for communications facilities to include estimates of non-ionizing radiation generated and/or received by the facility. These shall include estimates of the maximum electric and magnetic field strengths at the edge of the facility site and the extent that measurable fields extend in all directions from the facility.

The applicant submitted an evaluation of the proposed project to determine its compliance with Federal Communications Commission (FCC) Specified Guidelines for Human Exposure to Radio Frequency (RF) radiation. According to this evaluation (Hammett & Edison; August 2014), the maximum level¹ of RF emissions from the proposed project would be equivalent to 0.63 percent of the applicable FCC public exposure limit. Calculated cumulative levels for the existing measured levels plus the calculated levels for the new PG&E antennas are equivalent to 2.1 percent of the public limit. These calculated results include several “worst-case” assumptions and therefore are expected to overstate actual power density levels.

Permit Requirements

Section 22.30.180(A) requires Conditional Use Permit approval for any new communications facility or modification of any existing facility that would increase the power output or the power received, or the structure heights above those specified in Section 22.10.090.

Based on this standard, the proposed project requires CUP approval, as it includes the construction of a new 100' tall antenna support structure.

Co-location

According to Section 22.30.180(C)(2)(b), when co-location is not proposed, applications for communications facilities must provide information pertaining to the feasibility of joint-use antenna facilities, and discuss the reasons why such joint-use is not a viable option or

¹ Mr. David Kelly, a qualified field technician employed by Hammett & Edison, Inc., visited the site on August 12, 2014 and measured actual radiation levels using a Wandel & Goltermann Type EMR-300 Radiation Meter with Type 18 Isotropic Electric Field Probe. The maximum power density level observed for a person at ground near the site was 2.0 percent of the most restrictive FCC public limit.

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alternative to a new site.

Although this section is technically not applicable, as the proposed project does not involve a commercial wireless communications facility (i.e., cell site), the proposed project nevertheless complies with the above standard. By siting the proposed project adjacent to existing wireless communications facilities rather than an undeveloped ridgeline, impacts to the visual character of the area are minimized.

AGENCY REVIEW:

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|-------------------------------|-------------|
| Public Works Tim Tomlinson | No concerns |
|-------------------------------|-------------|

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|-----------------------------------|---|
| Building Division Charles Riha | Project to comply with applicable building code and storm water regulations |
|-----------------------------------|---|

| | |
|--------------------------------------|--|
| Environmental Health Leslie Terry | Hazardous materials business plan required |
|--------------------------------------|--|

LEGAL LOT STATUS:

The parcel was legally created by a deed at a time when that was a legal method of creating lots.

Staff report prepared by Airlin M. Singewald and reviewed by Bill Robeson.

EXHIBIT A - FINDINGS

Environmental Determination

- A. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Mitigated Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on September 11, 2014 for this project. Mitigation measures are proposed to address Aesthetics, Noise, and Public Services/Utilities, and are included as conditions of approval.

Conditional Use Permit

- B. The proposed project is consistent with the San Luis Obispo County General Plan as the proposed use is an allowed use and, as conditioned, is consistent with all applicable General Plan policies.
- C. As conditioned, the proposed project satisfies all applicable provisions of Title 22 of the County Code. The proposed project meets applicable standards for communications facilities, as it will be collocated on a site that is developed with six wireless communications facilities and is consistent with the visual expectations for the site. The proposed project is exempt from the 35-foot height limitation because it is a communications tower for a public utility.
- D. The establishment and subsequent operation of the proposed project will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the project does not generate activity that presents a potential threat to the surrounding property and buildings. The proposed project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns. According to the radio frequency evaluation (Hammett & Edison; August 2014), the maximum level of RF emissions from the proposed project would be equivalent to 0.63 percent of the applicable FCC public exposure limit. Calculated cumulative levels for the existing measured levels plus the calculated levels for the new PG&E antennas are equivalent to 2.1 percent of the public limit. These calculated results include several "worst-case" assumptions and therefore are expected to overstate actual power density levels.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because it will be collocated on a site with six existing wireless communications facilities and therefore will not conflict with or degrade the visual character of the surrounding area.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, as the proposed project is expected to generate approximately two vehicle trips every six to eight weeks for routine maintenance. This small amount of additional traffic would have a negligible effect on existing levels of service for County and State roadways.

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EXHIBIT B – CONDITIONS OF APPROVAL

Approved Development

1. This approval authorizes the construction and operation of an unmanned wireless communications facility consisting of the following improvements:
 - A. One 100' tall lattice communications tower with a 9'1" x 9'1" base anchored to a 15' x 15' concrete slab;
 - B. Ground-mounted equipment within an existing 170 square-foot equipment shelter; and
 - C. Fuel cell storage on an approximately 30 square-foot concrete slab.
2. All development shall be consistent with the approved site plan, equipment plan, and architectural elevations.

Conditions to be completed at the time of application for a construction permit

Noise

3. **At the time of application for construction permits**, the construction drawings shall include manufacturer specification sheets, with noise level data, for the proposed air conditioning units. The air conditioning units for the project shall operate at no more than 52 dB, measured at a 50 foot distance.

Conditions to be completed prior to issuance of a construction permit

Public Services / Utilities

4. **Prior to issuance of a construction permit**, the applicant shall obtain and implement a "Fire Safety Plan" that has been approved by CAL FIRE.

Mitigation Monitoring/Condition Compliance

5. **Prior to issuance of a construction permit**, a "condition compliance" sheet shall be added to construction plans that include a complete copy of the final conditions of approval for the project.

Fire Safety

6. **Prior to issuance of a construction permit**, all plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code.

Conditions to be completed during project construction

Fire Safety

7. **During construction**, activities that pose an ignition source will have to comply with fire safety laws. This includes welding activities and use of heavy equipment. All equipment must be in compliance. Consideration of fuel breaks or other treatment shall occur in construction area. If a fire ignites due to construction activities the responsible party may be liable for suppression costs.

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Conditions to be completed prior to final building inspection

8. **Prior to final inspection**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of approval.
9. The facility shall not be operated until all conditions of approval have been met and all required building permits have received final inspection.

Explanatory Warning Signs for Occupational Exposures

10. **Prior to final inspection**, explanatory warning signs* to prevent occupational exposures in excess of the FCC guidelines are to be posted at the site on all sides of the surrounding fencing and antennas such that they would be readily visible from any angle of approach to persons who might need to work near the antennas. In addition the signs shall inform workers and possible hikers to remain outside the fences or deactivate the site before working within 7 feet of the antennae. (*Warning signs should comply with ANSI C95.2 color, symbol, and content conventions. In addition, contact information should be provided (e.g., a telephone number) to arrange for access to restricted areas.)

Hazardous Materials

11. **Prior to final inspection**, the applicant shall provide verification from Environmental Health that the Hazardous Materials Business Plan has been implemented.

Site Restoration

12. **Prior to final inspection**, the applicant shall post a performance agreement and financial instrument with the County in an amount commensurate with the cost of facility removal and site restoration. The financial instrument shall be released by the County at the time the facility is removed and the site is restored.

On-going conditions of approval (valid for the life of the project)

13. This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 22.64.070 or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Land Use Ordinance Section 22.64.080 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.
14. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 22.74.160 of the Land Use Ordinance.
15. All project-related facilities shall be removed within twelve months of cessation of the applicant's wireless communications operations on the site. The applicant shall be responsible for the removal of such facility and all associated structures and restoration of the site to pre-project condition. Restoration does not include removal of vegetation

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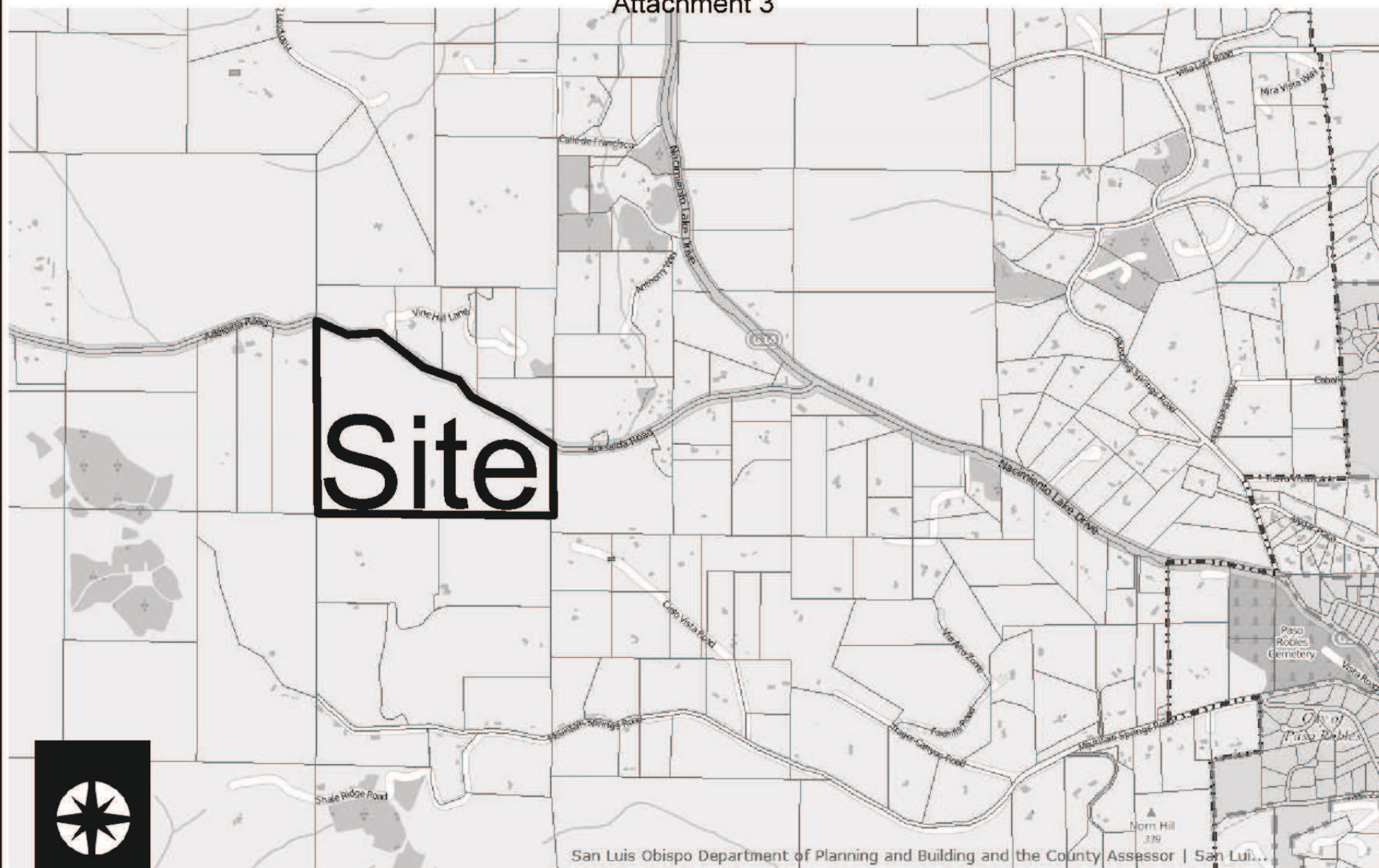
planted to provide visual screening. At the time the use of the facility is discontinued the owner of the facility must notify the Department of Planning and Building.

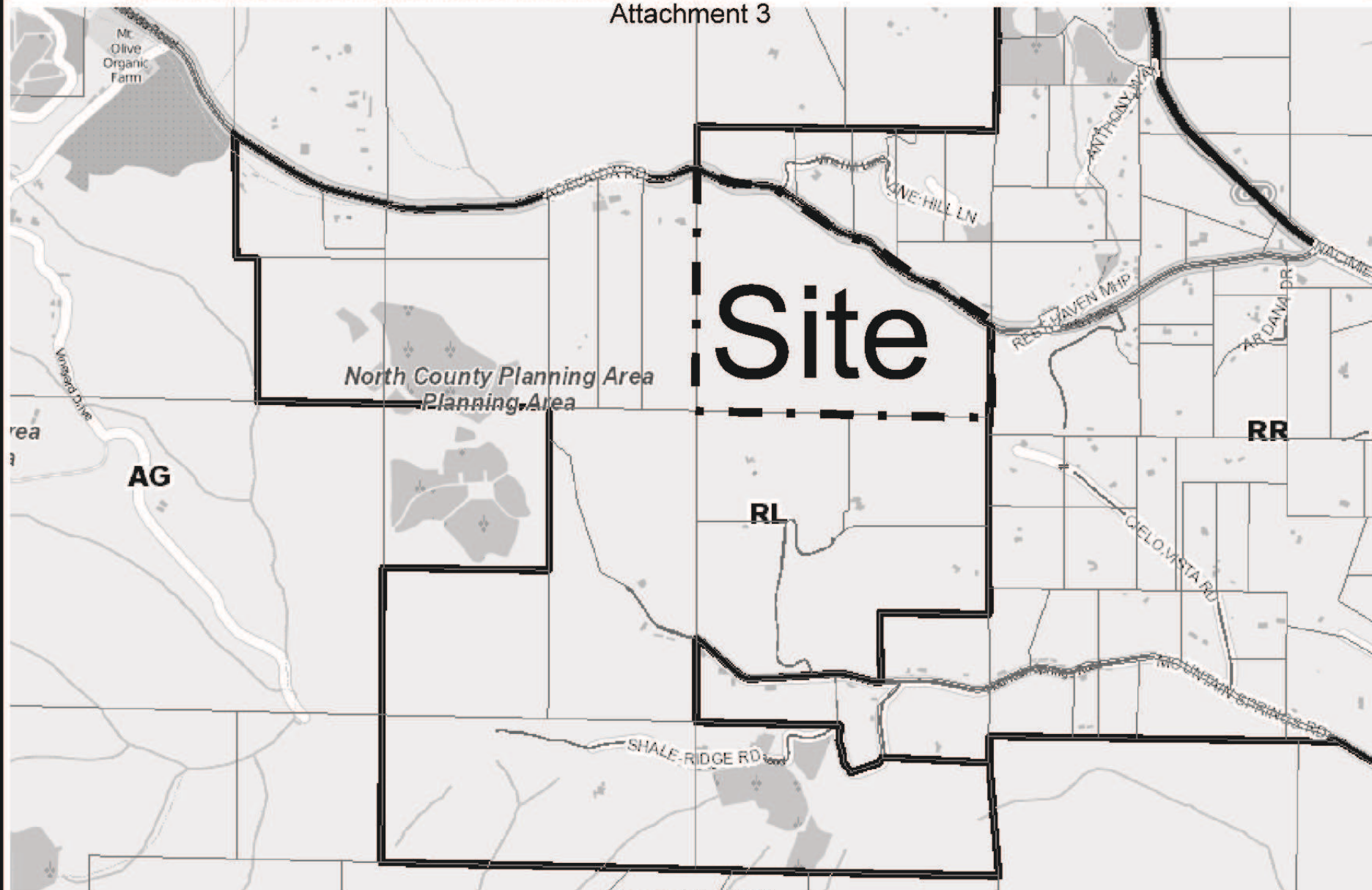
Electric and Magnetic Fields

16. The facility shall be designed and operated to ensure that power densities received from transmissions, with all transmitters at the site transmitting at full power, will comply with federal law and regulation.

Noise

17. The proposed PG&E facility shall be operated to ensure noise generated is not audible from adjacent parcels. Total cumulative noise levels (existing and the proposed PG&E equipment) shall not exceed 45 dB.
18. **Prior to September 1, 2015**, the applicant shall submit to the Department of Planning and Building a noise study, conducted by a qualified consultant, measuring the cumulative (existing and proposed PG&E equipment) noise levels at the adjacent parcel to the south during evening hours (10 p.m. to 7 a.m.) when air conditioning units are operating. The cumulative noise levels shall not exceed 45 dB at adjacent parcel boundaries.





PROJECT

Conditional Use Permit DRC2014-00006
Portnoff and PG&E

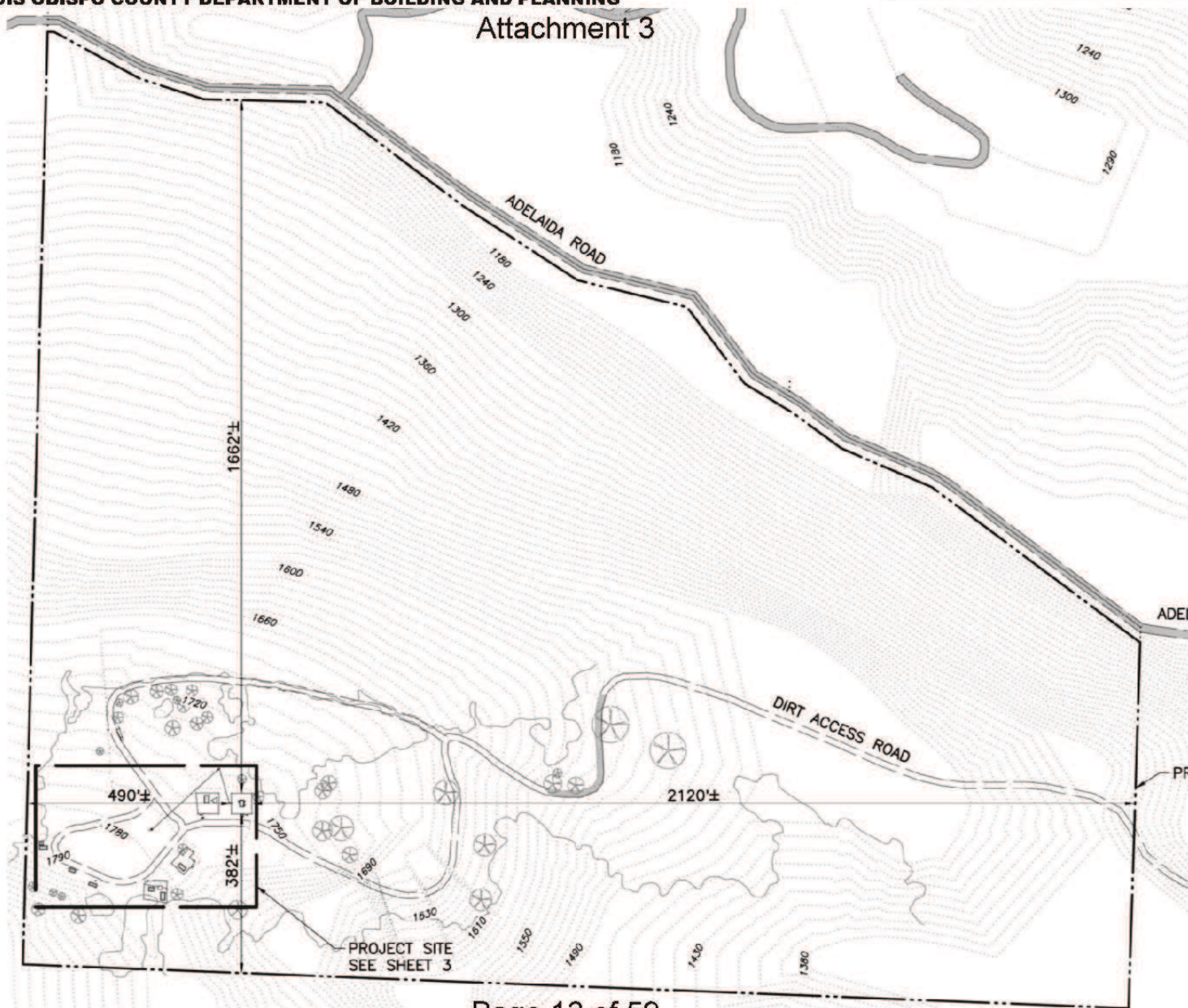


EXHIBIT

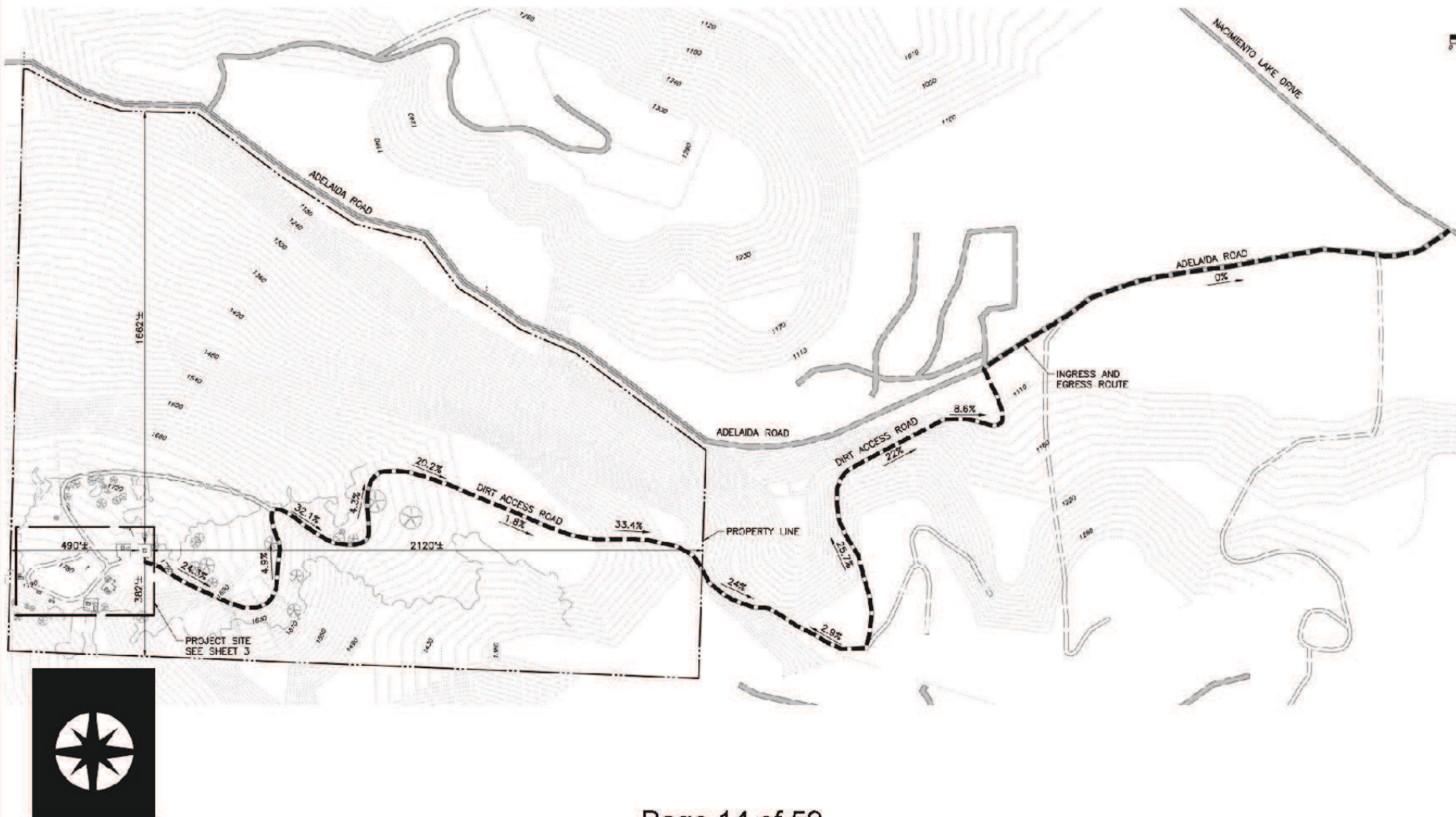
Land Use Category Map

APN 026-233-029



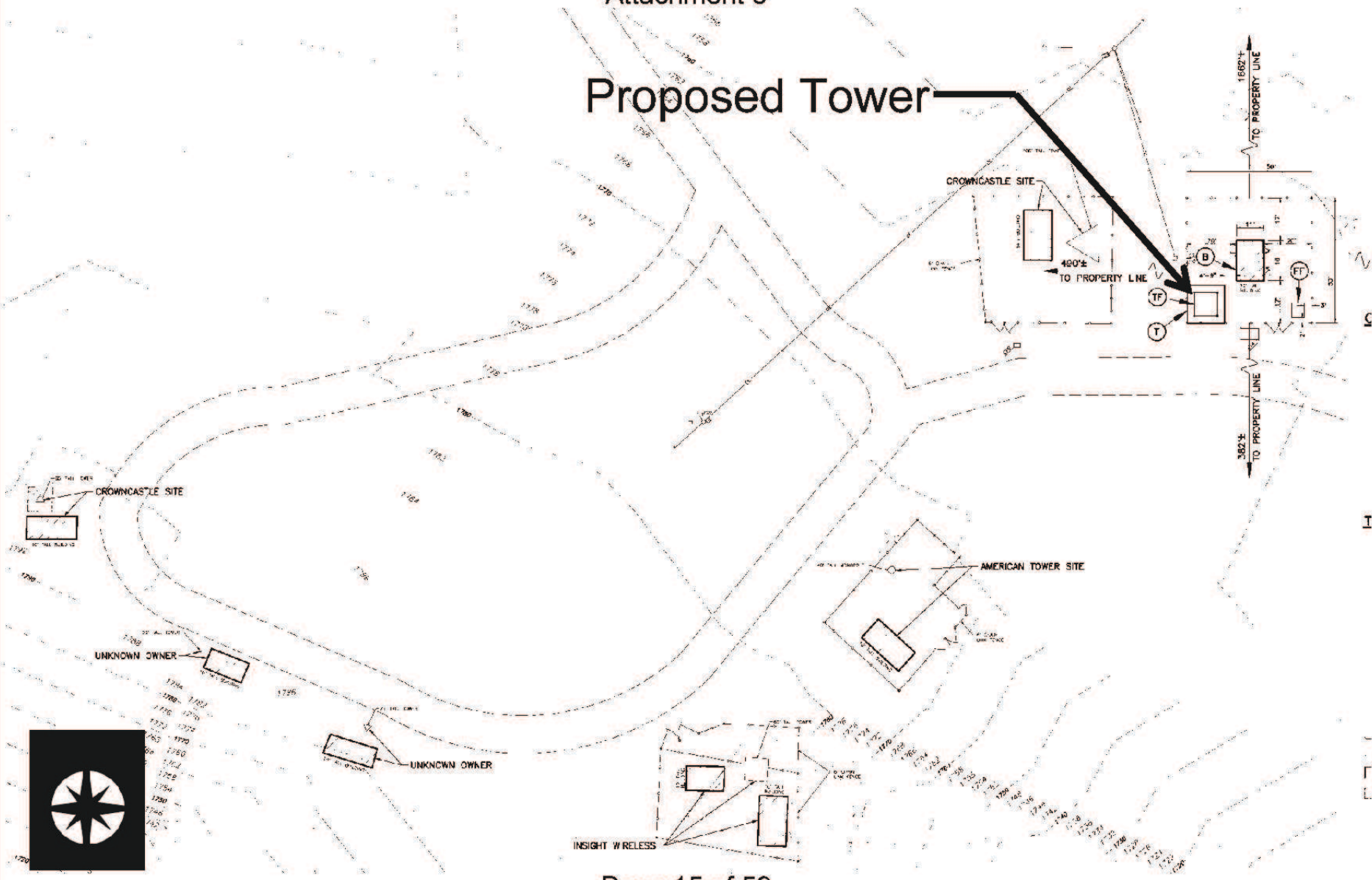


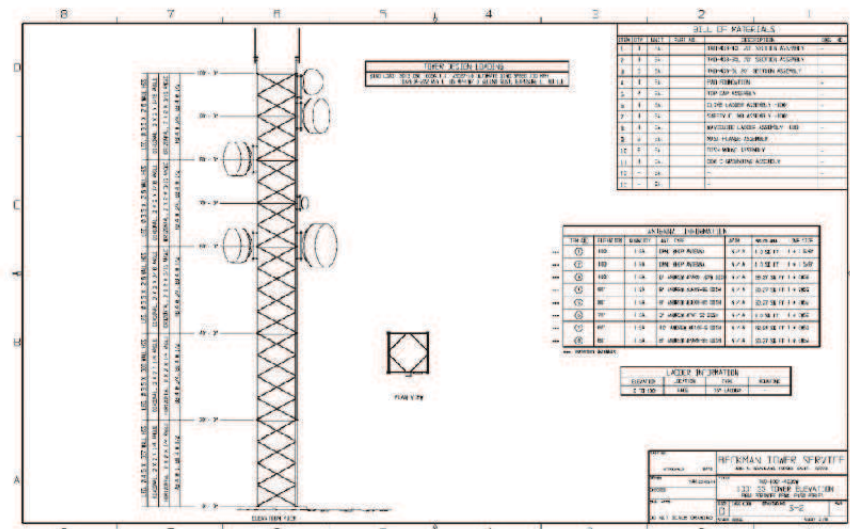
Site Plan Showing Full Access Road



Attachment 3

Proposed Tower





Existing Equipment Shelter To Be Upgraded



SOUTH AND EAST ELEVATION



WEST AND SOUTH ELEVATION



NORTH AND WEST ELEVATION

BUILDING ELEVATIONS

NOT TO SCALE



AT NORTH END LOOKING SOUTH



AT SOUTH END LOOKING NORTHWEST



AT SOUTH END LOOKING NORTHEAST

BUILDING INTERIOR

NOT TO SCALE

PROJECT

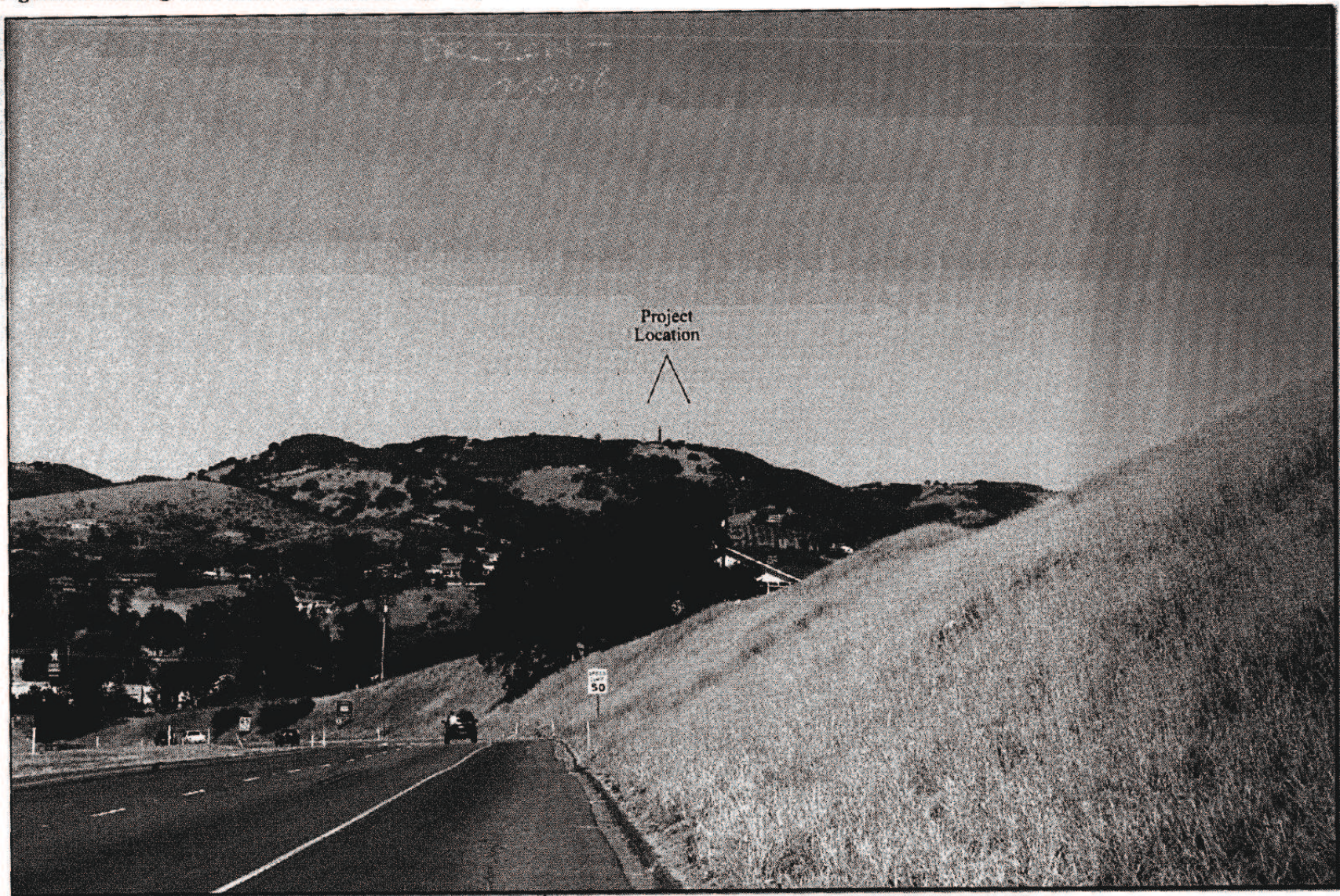
Conditional Use Permit DRC2014-00006
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EXHIBIT

Equipment Shelter

Figure 5. Existing View from Westbound Highway 46 – Viewpoint 1



PROJECT

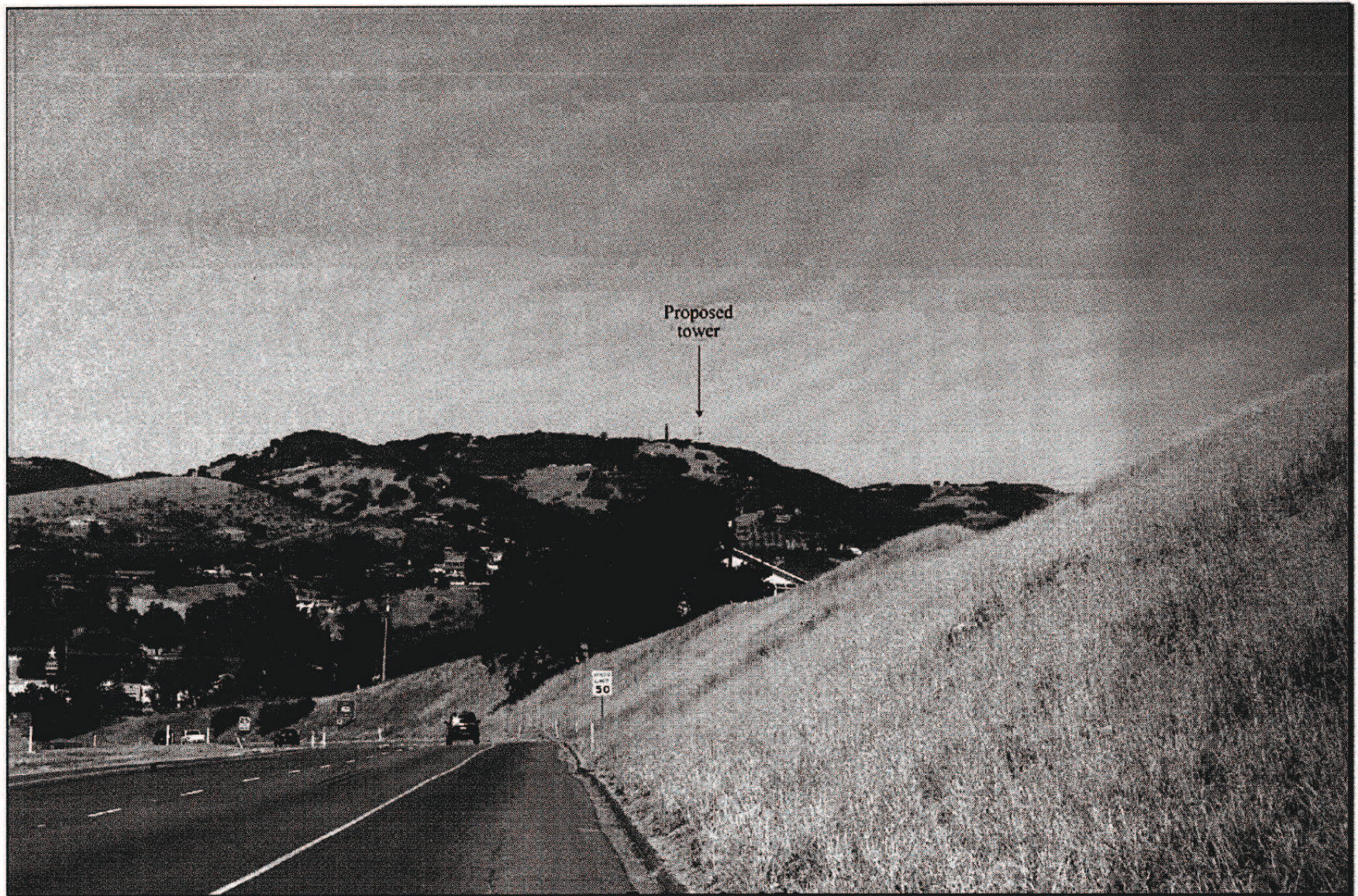
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EXHIBIT

Photo Simulation

Figure 6. Simulation of Proposed Tower from Westbound Highway 46 – Viewpoint 1



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EXHIBIT

Photo Simulation

Figure 7. Existing View from Nacimiento Lake Drive – Viewpoint 2



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EXHIBIT

Photo Simulation

Figure 8. Simulation of Proposed Tower from Nacimiento Lake. Attachment 2

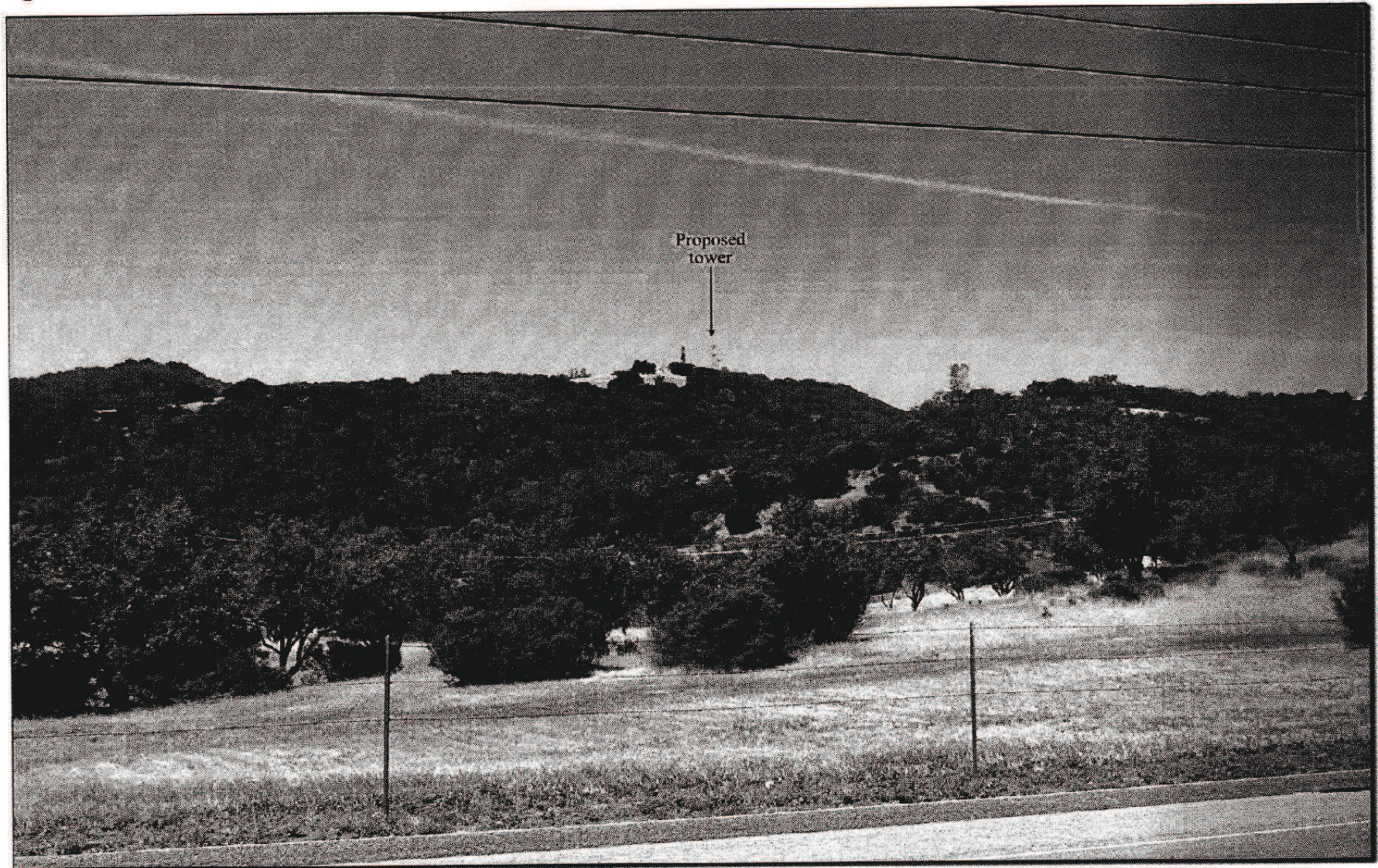


Figure 9. Existing View from Southbound Highway 101 – Viewpoint 3



Figure 10. Simulation of Proposed Tower from Southbound Highway 101 Milepoint 3



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Portnoff and PG&E



EXHIBIT

Photo Simulation



Negative Declaration & Notice Of Determination

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING
976 OSOS STREET • ROOM 200 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

ENVIRONMENTAL DETERMINATION NO. ED14-050

DATE: September 11, 2014

PROJECT/ENTITLEMENT: Portnoff Trust and PG&E Conditional Use Permit; DRC2014-00006

APPLICANT NAME: Pacific Gas and Electric (PG&E)

ADDRESS: 142 Cross Street, Suite 130 San Luis Obispo, CA 93401

CONTACT PERSON: Kris Vardas

Telephone: (805) 543-2096

PROPOSED USES/INTENT: Request by the Portnoff Revocable Trust and PG&E for a Conditional Use Permit to allow for the construction of: a) one 100' tall lattice communications tower with a 9'1" x 9'1" base anchored to a 15' x 15' concrete slab; b) ground-mounted equipment within an existing 170 square-foot equipment shelter; c) fuel cell storage on an approximately 30 square-foot concrete slab; and d) associated utility trenching. The proposed tower would support six dish antennas ranging from 3 to 10 feet in diameter and two 20' tall x 3" diameter whip antennas. The proposed project would be located within an existing 50' x 50' fenced equipment enclosure at an existing telecommunications site.

LOCATION: The project will result in the disturbance of approximately 2,500 square feet on a 90-acre parcel. The proposed project is within the Rural Lands land use category and is located at 1945 Adelaida Road, approximately 3,000 feet west of Nacimiento Lake Drive and 1.3 mile west of the westerly Paso Robles city-limit. The project is located in the Adelaida sub-area of the North County planning area.

LEAD AGENCY: County of San Luis Obispo
Dept of Planning & Building
976 Osos Street, Rm. 200
San Luis Obispo, CA 93408-2040
Website: <http://www.sloplanning.org>

STATE CLEARINGHOUSE REVIEW: YES ☐ NO ☒

OTHER POTENTIAL PERMITTING AGENCIES:

ADDITIONAL INFORMATION: Additional information pertaining to this Environmental Determination may be obtained by contacting the above Lead Agency address or (805)781-5600.

COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT 4:30 p.m. (2 wks from above DATE)

20-DAY PUBLIC REVIEW PERIOD begins at the time of public notification

Notice of Determination

State Clearinghouse No. N/A

This is to advise that the San Luis Obispo County _____ as ☐ Lead Agency
☐ Responsible Agency approved/denied the above described project on _____, and has made the following determinations regarding the above described project:

The project will not have a significant effect on the environment. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA. Mitigation measures and monitoring were made a condition of approval of the project. A Statement of Overriding Considerations was not adopted for this project. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration with comments and responses and record of project approval is available to the General Public at the 'Lead Agency' address above.

Airlin Singewald

County of San Luis Obispo

Signature

Project Manager Name

Date

Public Agency



Initial Study Summary – Environmental Checklist

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING
976 OSOS STREET • ROOM 200 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

(ver 5.5) Update Form

Project Title & No. Portnoff Trust and PG&E Conditional Use Permit **ED14-050 (DRC2014-00006)**

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The proposed project could have a "Potentially Significant Impact" for at least one of the environmental factors checked below. Please refer to the attached pages for discussion on mitigation measures or project revisions to either reduce these impacts to less than significant levels or require further study.

| | | |
|---|---|---|
| <input checked="" type="checkbox"/> Aesthetics | <input type="checkbox"/> Geology and Soils | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Agricultural Resources | <input type="checkbox"/> Hazards/Hazardous Materials | <input type="checkbox"/> Transportation/Circulation |
| <input type="checkbox"/> Air Quality | <input checked="" type="checkbox"/> Noise | <input type="checkbox"/> Wastewater |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Water /Hydrology |
| <input type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Public Services/Utilities | <input type="checkbox"/> Land Use |

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation, the Environmental Coordinator finds that:

- ☐ The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Airlin Singewald
Prepared by (Print)

Signature

Date

Ellen Carroll
Reviewed by (Print)

Signature

Ellen Carroll,
Environmental Coordinator (for)

Date

Project Environmental Analysis

The County's environmental review process incorporates all of the requirements for completing the Initial Study as required by the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The Initial Study includes staff's on-site inspection of the project site and surroundings and a detailed review of the information in the file for the project. In addition, available background information is reviewed for each project. Relevant information regarding soil types and characteristics, geologic information, significant vegetation and/or wildlife resources, water availability, wastewater disposal services, existing land uses and surrounding land use categories and other information relevant to the environmental review process are evaluated for each project. Exhibit A includes the references used, as well as the agencies or groups that were contacted as a part of the Initial Study. The County Planning Department uses the checklist to summarize the results of the research accomplished during the initial environmental review of the project.

Persons, agencies or organizations interested in obtaining more information regarding the environmental review process for a project should contact the County of San Luis Obispo Planning Department, 976 Osos Street, Rm. 200, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

A. PROJECT

DESCRIPTION: Request by the Portnoff Revocable Trust and PG&E for a Conditional Use Permit to allow for the construction of: a) one 100' tall lattice communications tower with a 9'1" x 9'1" base anchored to a 15' x 15' concrete slab; b) ground-mounted equipment within an existing 170 square-foot equipment shelter; c) fuel cell storage on an approximately 30 square-foot concrete slab; and d) associated utility trenching. The proposed tower would support six dish antennas ranging from 3 to 10 feet in diameter and two 20' tall x 3" diameter whip antennas. The proposed project would be located within an existing 50' x 50' fenced equipment enclosure at an existing telecommunications site. The project will result in the disturbance of approximately 2,500 square feet on a 90-acre parcel. The proposed project is within the Rural Lands land use category and is located at 1945 Adelaida Road, approximately 3,000 feet west of Nacimiento Lake Drive and 1.3 mile west of the westerly Paso Robles city-limit. The project is located in the Adelaida sub-area of the North County planning area.

ASSESSOR PARCEL NUMBER(S): 026-233-029

Latitude: 35 degrees 38' 47" N Longitude: -120 degrees 44' 15" W

SUPERVISORIAL DISTRICT # 1

B. EXISTING SETTING

PLAN AREA: North County **SUB:** Adelaida ; Rural

COMB. DESIGNATION: None

LAND USE CATEGORY: Rural Lands

VEGETATION: Oak woodland Shrubs

TOPOGRAPHY: Nearly level to steeply sloping

PARCEL SIZE: 90 acres

EXISTING USES: Telecommunications equipment; single family residence

SURROUNDING LAND USE CATEGORIES AND USES:

| | |
|--|---|
| <i>North:</i> Residential Rural; undeveloped, single-family residence(s) | <i>East:</i> Residential Rural; undeveloped |
| <i>South:</i> Rural Lands; undeveloped, single-family residence(s) | <i>West:</i> Rural Lands; undeveloped, single-family residence(s) |

C. ENVIRONMENTAL ANALYSIS

During the Initial Study process, at least one issue was identified as having a potentially significant environmental effects (see following Initial Study). Those potentially significant items associated with the proposed uses can be minimized to less than significant levels.



COUNTY OF SAN LUIS OBISPO INITIAL STUDY CHECKLIST

1. AESTHETICS

Will the project:

| | Potentially Significant | Impact can & will be mitigated | Insignificant Impact | Not Applicable |
|---|----------------------------|--------------------------------------|-------------------------------------|--------------------------|
| a) <i>Create an aesthetically incompatible site open to public view?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) <i>Introduce a use within a scenic view open to public view?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) <i>Change the visual character of an area?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) <i>Create glare or night lighting, which may affect surrounding areas?</i> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e) <i>Impact unique geological or physical features?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) <i>Other: _____</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Setting. Situated in the Adelaida area of northern, rural San Luis Obispo County, the project site is located near the eastern edge of the Santa Lucia Mountain Range. The region encompasses the central northwest portion of the county, bounded to the east by the urban corridor along Highway 101 and to the west by the western slopes of the Santa Lucia Mountains. The city of Paso Robles is the largest urban area in the region. The area's terrain descends from the rugged, mountainous western slopes of the Santa Lucia Range toward the Salinas River corridor to the east. The unincorporated areas are typically scenic rural and agricultural areas with extensive farming, range, and watershed lands. The natural land cover of the surrounding landscape is predominately oak woodland and oak savanna, with riparian plant communities in the drainages and creeks. The existing high quality of views in the region and along public roadways is due mostly to the dramatic landforms variation combined with the natural vegetative patterns.

The rural visual character of the region has seen a steady addition of large-lot residential and winery-related development over the past 10 to 15 years. Although most of these developments are not in the immediate vicinity of the proposed project, they are part of the overall viewing context as seen from public roadways throughout the areas.

The hilltop project site itself ranges from approximately 1,760 feet above sea level along the eastern edge to approximately 1,790 feet along the western side. The project site is within a large clearing surrounded by oak woodland. The site includes six existing communication towers and related facilities. The existing towers include five lattice towers and one monopine, ranging from 20 to 100 feet in height. Antennas and microwave dishes are visible on each of the existing towers. Eight equipment shelter buildings as well as chain link fencing surround most of the existing individual facilities. The proposed tower would be constructed 40 feet due east of an existing 100' tall lattice tower.

Impact. The proposed project would involve the construction of a new 100' tall lattice tower and related ground-mounted equipment within an existing fenced enclosure. The applicant submitted a visual analysis (Robert G. Carr/SWCA Environmental Consultants; June 2014) to evaluate the potential visual effects that may result from construction of the proposed project. To this end, the



consultant created three photographic simulations based on plans for the proposed project: 1) looking west from Westbound Highway 46; 2) looking southwest from Nacimiento Lake Drive; and 3) looking southwest from Southbound Highway 101. The evaluation concludes that while the proposed project will be visible from major viewing corridors (Highway 101, Highway 46, and Nacimiento Lake Drive) and other public viewing areas in the North County, the proposed project (and the six existing communication towers) comprises a small percentage of the overall viewshed and is visually subordinate to the surrounding high visual quality of the area. Furthermore, the addition of one more tower – if noticed – will likely be consistent with the visual expectations for the site.

The color and finish of the proposed tower and associated antennas could cause glare, which would draw attention to the existing and proposed communications facilities.

Mitigation/Conclusion. Mitigation measures are proposed to require the proposed tower and antennas to be constructed of a non-reflective gray color matching the adjacent towers (refer to Exhibit "B"). With implementation of this mitigation measure, the project's potential visual impacts would be reduced to less than significant levels.

2. AGRICULTURAL RESOURCES

Will the project:

| | Potentially Significant | Impact can & will be mitigated | Insignificant Impact | Not Applicable |
|---|--------------------------|--------------------------------|-------------------------------------|--------------------------|
| a) <i>Convert prime agricultural land, per NRCS soil classification, to non-agricultural use?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) <i>Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) <i>Impair agricultural use of other property or result in conversion to other uses?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) <i>Conflict with existing zoning for agricultural use, or Williamson Act program?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) <i>Other:</i> _____ | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Setting. Project Elements. The proposed project is located in the Rural Lands land use category. It does not contain prime farmland, does not support agricultural uses, and is not under a Williamson Act contract. The subject parcel is in the Paso Robles agricultural preserve area. The nearest agricultural use is a vineyard located about 2,000 feet to the west.

The proposed project is located on the following soil type:

- **Gazos shaly clay loam (9 - 30 % slope).** This moderately sloping, gravelly fine loamy soil is considered not well drained. The soil has moderate erodibility and moderate shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, shallow depth to bedrock, slow percolation. The soil is considered Class IV without irrigation and Class IV when irrigated.

The subject parcel also contains the following soil types: Linne-Caldo complex (50 – 75%), Santa Lucia-Gazos complex (50 – 75%), and Santa Lucia-Lopez complex (15 – 50%).

Impact. The proposed project involves approximately 2,560 square feet of disturbance to construct a



100' tall communications tower on a 90-acre parcel in the Rural Lands land use category. The proposed tower would be constructed in a previously disturbed area located 2,000 feet from the nearest agricultural use. The proposed unmanned facility would not be located on prime agricultural soils and would not interfere with nearby agricultural operations.

Mitigation/Conclusion. No significant impacts to agriculture are anticipated, and therefore no mitigation measures are necessary.

3. AIR QUALITY

Will the project:

| | Potentially Significant | Impact can & will be mitigated | Insignificant Impact | Not Applicable |
|--|----------------------------|--------------------------------------|-------------------------------------|--------------------------|
| a) <i>Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) <i>Expose any sensitive receptor to substantial air pollutant concentrations?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) <i>Create or subject individuals to objectionable odors?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) <i>Be inconsistent with the District's Clean Air Plan?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) <i>Result in a cumulatively considerable net increase of any criteria pollutant either considered in non-attainment under applicable state or federal ambient air quality standards that are due to increased energy use or traffic generation, or intensified land use change?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| GREENHOUSE GASES | | | | |
| f) <i>Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) <i>Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| h) <i>Other:</i> _____ | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Setting. The Air Pollution Control District (APCD) has developed and updated their CEQA Air Quality Handbook (2012) to evaluate project specific impacts and help determine if air quality mitigation measures are needed, or if potentially significant impacts could result. To evaluate long-term emissions, cumulative effects, and establish countywide programs to reach acceptable air quality levels, a Clean Air Plan has been adopted (prepared by APCD).

Greenhouse Gas (GHG) Emissions are said to result in an increase in the earth's average surface temperature. This is commonly referred to as global warming. The rise in global temperature is

associated with long-term changes in precipitation, temperature, wind patterns, and other elements of the earth's climate system. This is also known as climate change. These changes are now thought to be broadly attributed to GHG emissions, particularly those emissions that result from the human production and use of fossil fuels.

The passage of AB32, the California Global Warming Solutions Act (2006), recognized the need to reduce GHG emissions and set the greenhouse gas emissions reduction goal for the State of California into law. The law required that by 2020, State emissions must be reduced to 1990 levels. This is to be accomplished by reducing greenhouse gas emissions from significant sources via regulation, market mechanisms, and other actions. Subsequent legislation (e.g., SB97-Greenhouse Gas Emissions bill) directed the California Air Resources Board (CARB) to develop statewide thresholds.

In March 2012, the San Luis Obispo County Air Pollution Control District (APCD) approved thresholds for GHG emission impacts, and these thresholds have been incorporated into the APCD's CEQA Air Quality Handbook. APCD determined that a tiered process for residential / commercial land use projects was the most appropriate and effective approach for assessing the GHG emission impacts. The tiered approach includes three methods, any of which can be used for any given project:

1. Qualitative GHG Reduction Strategies (e.g. Climate Action Plans): A qualitative threshold that is consistent with AB 32 Scoping Plan measures and goals; or,
2. Bright-Line Threshold: Numerical value to determine the significance of a project's annual GHG emissions; or,
3. Efficiency-Based Threshold: Assesses the GHG impacts of a project on an emissions per capita basis.

For most projects the Bright-Line Threshold of 1,150 Metric Tons CO₂/year (MT CO₂e/yr) will be the most applicable threshold. In addition to the residential/commercial threshold options proposed above, a bright-line numerical value threshold of 10,000 MT CO₂e/yr was adopted for stationary source (industrial) projects.

It should be noted that projects that generate less than the above mentioned thresholds will also participate in emission reductions because air emissions, including GHGs, are under the purview of the California Air Resources Board (or other regulatory agencies) and will be "regulated" either by CARB, the Federal Government, or other entities. For example, new vehicles will be subject to increased fuel economy standards and emission reductions, large and small appliances will be subject to more strict emissions standards, and energy delivered to consumers will increasingly come from renewable sources. Other programs that are intended to reduce the overall GHG emissions include Low Carbon Fuel Standards, Renewable Portfolio standards and the Clean Car standards. As a result, even the emissions that result from projects that produce fewer emissions than the threshold will be subject to emission reductions.

Under CEQA, an individual project's GHG emissions will generally not result in direct significant impacts. This is because the climate change issue is global in nature. However, an individual project could be found to contribute to a potentially significant cumulative impact. Projects that have GHG emissions above the noted thresholds may be considered cumulatively considerable and require mitigation.

The project proposes to disturb soils that have been given a wind erodibility rating of 7, which is considered "high".

Impact. As proposed, the project will result in the disturbance of approximately 2,500 square feet. This will result in the creation of construction dust, as well as short- and long-term vehicle emissions. The project will be moving less than 1,200 cubic yards/day of material and will disturb less than four acres of area, and therefore will be below the general thresholds triggering construction-related

mitigation. The project is also not in close proximity to sensitive receptors that might otherwise result in nuisance complaints and be subject to limited dust and/or emission control measures during construction.

From an operational standpoint, based on Table 1-1 of the CEQA Air Quality Handbook (2012), the project will not exceed operational thresholds triggering mitigation. The project is consistent with the general level of development anticipated and projected in the Clean Air Plan. No significant air quality impacts are expected to occur.

This project is a new communications facility. Using the GHG threshold information described in the Setting section, the project is expected to generate less than the Bright-Line Threshold of 1,150 metric tons of GHG emissions. Therefore, the project's potential direct and cumulative GHG emissions are found to be less significant and less than a cumulatively considerable contribution to GHG emissions. Section 15064(h)(2) of the CEQA Guidelines provide guidance on how to evaluate cumulative impacts. If it is shown that an incremental contribution to a cumulative impact, such as global climate change, is not 'cumulatively considerable', no mitigation is required. Because this project's emissions fall under the threshold, no mitigation is required.

Mitigation/Conclusion. No significant impacts to air quality are anticipated, and therefore no mitigation measures are necessary.

4. BIOLOGICAL RESOURCES

Will the project:

| | Potentially Significant | Impact can & will be mitigated | Insignificant Impact | Not Applicable |
|--|----------------------------|--------------------------------------|-------------------------------------|--------------------------|
| a) <i>Result in a loss of unique or special status species* or their habitats?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) <i>Reduce the extent, diversity or quality of native or other important vegetation?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) <i>Impact wetland or riparian habitat?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) <i>Interfere with the movement of resident or migratory fish or wildlife species, or factors, which could hinder the normal activities of wildlife?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) <i>Conflict with any regional plans or policies to protect sensitive species, or regulations of the California Department of Fish & Wildlife or U.S. Fish & Wildlife Service?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) <i>Other:</i> _____ | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

* Species – as defined in Section 15380 of the CEQA Guidelines, which includes all plant and wildlife species that fall under the category of rare, threatened or endangered, as described in this section.

Setting. The project site is located on a previously disturbed (graded, compacted, and built upon) hilltop 1,760 feet above sea level on a 90-acre parcel, adjacent to six existing communication towers and related facilities. This area is served by an existing dirt road that is accessed from Nacimiento Lake Drive. The project site is within a large clearing surrounded by oak woodland with scattered scrub and grassland. The site's tree canopy is approximately 10 – 33 percent. There is an unnamed blue-line creek 1,800 feet north of the project site.

According to the Natural Diversity Database (or other biological references), Woodland woollythreads (*monolopia gracilis* – List 1B.2) has been identified within the northern portion of the parcel. This

dicot is an annual herb that is native to California and is endemic (limited) to California alone. It is found primarily in mixed evergreen forest, redwood forest, and chaparral communities at an elevation between 328 and 3937 feet. It is included in the CNPS Inventory of Rare and Endangered Plants on list 1B.2. The Natural Diversity Database did not identify sensitive vegetation or wildlife species within 1 mile of the subject parcel.

Impact. The proposed project would involve approximately 2,500 square feet of site disturbance adjacent within an existing fenced equipment compound. This area has been significantly disturbed due to use of the site for telecommunications facilities and, as a result, lacks native vegetation. Therefore, the proposed project would not impact special status plant or wildlife species.

Mitigation/Conclusion. Due to the elevation, topography, and previously disturbed nature of the project site, no significant impacts to biological resources are anticipated, and therefore mitigation measures are necessary.

5. CULTURAL RESOURCES

Will the project:

| | Potentially Significant | Impact can & will be mitigated | Insignificant Impact | Not Applicable |
|--|--------------------------|--------------------------------|-------------------------------------|--------------------------|
| a) <i>Disturb archaeological resources?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) <i>Disturb historical resources?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) <i>Disturb paleontological resources?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) <i>Other: _____</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Setting. The project is located in an area historically occupied by the Obispeno Chumash and Salinan. No historic structures are present and no paleontological resources are known to exist in the area.

Impact. The project is not located in an area that would be considered culturally sensitive due to lack of physical features typically associated with prehistoric occupation. Impacts to historical or paleontological resources are not expected. Per the County Land Use Ordinance, if cultural material is unearthed during construction activities, the contractor shall cease work and construction activities shall not commence until a mitigation plan, prepared by a qualified professional archaeologist reviewed and approved by the Environmental Coordinator, is completed and implemented.

Mitigation/Conclusion. No significant cultural resource impacts are expected to occur, and no mitigation measures are necessary.

6. GEOLOGY AND SOILS

Will the project:

| | Potentially Significant | Impact can & will be mitigated | Insignificant Impact | Not Applicable |
|--|--------------------------|--------------------------------|-------------------------------------|-------------------------------------|
| a) <i>Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) <i>Be within a California Geological Survey "Alquist-Priolo" Earthquake Fault Zone", or other known fault zones*?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

6. GEOLOGY AND SOILS*Will the project:*

| | Potentially Significant | Impact can & will be mitigated | Insignificant Impact | Not Applicable |
|---|----------------------------|--------------------------------------|-------------------------------------|--------------------------|
| c) <i>Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from project-related improvements, such as vegetation removal, grading, excavation, or fill?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) <i>Include structures located on expansive soils?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) <i>Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) <i>Preclude the future extraction of valuable mineral resources?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) <i>Other:</i> _____ | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

* Per Division of Mines and Geology Special Publication #42

Setting. The following relates to the project's geologic aspects or conditions:

Topography: Nearly level to steeply sloping

Within County's Geologic Study Area?: No

Landslide Risk Potential: High

Liquefaction Potential: Low

Nearby potentially active faults?: Yes Distance? 0.2 mile to the north

Area known to contain serpentine or ultramafic rock or soils?: No

Shrink/Swell potential of soil: Low to moderate

Other notable geologic features? None

A sedimentation and erosion control plan is required for all construction and grading projects (LUO Sec. 22.52.120, CZLUO Sec. 23.05.036) to minimize these impacts. When required, the plan is prepared by a civil engineer to address both temporary and long-term sedimentation and erosion impacts.

Impact. As proposed, the project will result in the disturbance of approximately 2,500 square feet to construct an unmanned wireless communications facility. The subject property has been previously disturbed due to its historic use for telecommunications facilities. If adequate temporary and permanent measures are not taken before, during and after vegetation removal and grading, erosion of graded areas and discharge of sediment into nearby drainage will likely result. If not properly mitigated, these impacts, both on the project site and within surrounding areas, may be significant.

Mitigation/Conclusion. There is no evidence that measures above what will already be required by ordinance or codes are needed.

7. HAZARDS & HAZARDOUS MATERIALS - Will the project:

| | Potentially Significant | Impact can & will be mitigated | Insignificant Impact | Not Applicable |
|--|--------------------------|--------------------------------|-------------------------------------|-------------------------------------|
| a) Create a hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Create a hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within ¼-mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Be located on, or adjacent to, a site which is included on a list of hazardous material/waste sites compiled pursuant to Gov't Code 65962.5 ("Cortese List"), and result in an adverse public health condition? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Impair implementation or physically interfere with an adopted emergency response or evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) If within the Airport Review designation, or near a private airstrip, result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Increase fire hazard risk or expose people or structures to high wildland fire hazard conditions? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| h) Be within a 'very high' fire hazard severity zone? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| i) Be within an area classified as a 'state responsibility' area as defined by CalFire? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| j) Other: _____ | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Setting. The project is not located in an area of known hazardous material contamination. The project is not within the Airport Review area. With regards to potential fire hazards, the subject project is within the Very High Fire Hazard Severity Zone(s). Based on the County's fire response time map, it will take approximately 10 - 15 minutes to respond to a call regarding fire or life safety. Refer to the

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Public Services section for further discussion on Fire Safety impacts.

Impact. The project does not propose the use of hazardous materials, nor the generation of hazardous wastes. The proposed project is not found on the 'Cortese List' (which is a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5). The project does not present a significant fire safety risk. The project is not expected to conflict with any regional emergency response or evacuation plan.

The applicant submitted a radio frequency exposure analysis (Hammett & Edison, Inc.; May 14, 2014) to evaluate the radio frequency emissions resulting from the proposed facility. The analysis determined that the proposed facility would generate emissions equivalent to 0.63% of the applicable public exposure limit established by the FCC. This result includes several "worst-case" assumptions and therefore is expected to overstate actual power density levels.

The project was referred to the County Department of Environmental Health. In a response, dated August 12, 2014, Leslie Terry indicated that the project would not have a significant impact resulting from hazards or hazardous materials.

Mitigation/Conclusion. No significant impacts as a result of hazards or hazardous materials are anticipated, and no mitigation measures are necessary.

8. NOISE

Will the project:

| | Potentially Significant | Impact can & will be mitigated | Insignificant Impact | Not Applicable |
|---|----------------------------|--------------------------------------|-------------------------------------|-------------------------------------|
| a) <i>Expose people to noise levels that exceed the County Noise Element thresholds?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) <i>Generate permanent increases in the ambient noise levels in the project vicinity?</i> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) <i>Cause a temporary or periodic increase in ambient noise in the project vicinity?</i> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d) <i>Expose people to severe noise or vibration?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) <i>If located within the Airport Review designation or adjacent to a private airstrip, expose people residing or working in the project area to severe noise levels?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) <i>Other: _____</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Setting. The project is not within close proximity of loud noise sources. The nearest offsite sensitive noise receptor is a single family home located 600 feet to the south. The proposed facility is located 250 feet from the property line. According to the noise study (Dubbink Associates; August 25, 2014), ambient noise levels measured on August 21 at 10:10 AM were 40 decibels or less. The air conditioners on the existing six facilities are temperature activated and, with the morning temperature at 80 degrees, they would switch on intermittently.

The County Land Use Ordinance establishes allowable noise that can be produced by projects. The air conditioning units for the proposed PG&E facility would operate between 10 p.m. to 7 a.m. during warm weather and are therefore subject to the more restrictive "nighttime" noise standard of 45 dB

Leq (an hourly energy average) and maximum level of 65 dB.

The project would result in temporary noise impacts during construction of the proposed communications tower.

Impact. The project's main noise source is the air conditioning units that would be used to cool the proposed ground-mounted communications equipment. If the project were to install the louder of the two air conditioning units evaluated the noise level at the property line would be 38 decibels. Assuming the air conditioning units are operated 50 percent of the time, the LEQ (hour energy average) would be 35 dB. Therefore, the proposed project would not violate the County's 45 Leq standard.

Although the project would fall below the County's noise level thresholds, the proposed air conditioning units could disturb the quiet ambient noise environment, especially during the evenings.

Construction noise is exempt from the County noise standards, provided construction activities do not take place before 7 a.m. or after 9 p.m. on weekdays or before 8 a.m. or after 5 p.m. on weekends.

Mitigation/Conclusion. The project, as proposed, is consistent with County noise standards. However, in order to preserve rural ambient noise levels, the project shall be required to use air conditioning equipment that operates at no more than 52 decibels, measured at a 50 foot distance. Compliance with construction hour limitations will mitigate temporary construction-related noise impacts.

9. POPULATION/HOUSING

Will the project:

| | Potentially Significant | Impact can & will be mitigated | Insignificant Impact | Not Applicable |
|---|----------------------------|--------------------------------------|-------------------------------------|--------------------------|
| a) <i>Induce substantial growth in an area either directly (e.g., construct new homes or businesses) or indirectly (e.g., extension of major infrastructure)?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) <i>Displace existing housing or people, requiring construction of replacement housing elsewhere?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) <i>Create the need for substantial new housing in the area?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) <i>Other: _____</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Setting/Impact. The proposed project will not induce growth, nor will it displace existing housing or otherwise create a need for substantial new housing in the area. The proposed wireless communications tower would not result in a need for a significant amount of new housing or displace existing housing. No significant population and housing impacts are anticipated.

Mitigation/Conclusion. No significant impacts to population/housing are anticipated, and therefore no mitigation is necessary.

10. PUBLIC SERVICES/UTILITIES

Will the project have an effect upon, or result in the need for new or altered public services in any of the following areas:

| | Potentially Significant | Impact can & will be mitigated | Insignificant Impact | Not Applicable |
|---|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| a) Fire protection? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Police protection (e.g., Sheriff, CHP)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Schools? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Roads? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Solid Wastes? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Other public facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) Other: _____ | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Setting. The project area is served by the following public services/facilities:

Police: County Sheriff

Location: City of Paso Robles (Approximately 2.7 miles to the east)

Fire: Cal Fire (formerly CDF)

Hazard Severity: Very High

Response Time: 10-15 minutes

Location: Approximately 4.9 miles to the south (Paso Robles)

School District: Paso Robles Joint Unified School District.

For additional information regarding fire hazard impacts, go to the 'Hazards and Hazardous Materials' section

Impact. The proposed project involves the construction of an unmanned communications facility. No significant project-specific impacts to utilities or public services were identified. This project, along with others in the area, will have a cumulative effect on police and fire protection. The project would not affect service levels related to schools or solid wastes because it does not involve the construction of buildings for human habitation. The project's direct and cumulative impacts are within the general assumptions of allowed use for the subject property that was used to estimate the fees in place.

Mitigation/Conclusion. The project has been reviewed by the Cal Fire for consistency with applicable fire codes and will be required to prepare a fire safety plan. Regarding cumulative effects, public facility (county) and school (State Government Code 65995 et seq.) fee programs have been adopted to address this impact, and will reduce the cumulative impacts to less than significant levels.

11. RECREATION

Will the project:

| | Potentially Significant | Impact can & will be mitigated | Insignificant Impact | Not Applicable |
|---|--------------------------|--------------------------------|-------------------------------------|--------------------------|
| a) Increase the use or demand for parks or other recreation opportunities? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Affect the access to trails, parks or other recreation opportunities? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Other _____ | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Setting. The County's Parks and Recreation Plan does not show that a potential trail goes

through the proposed project. The project is not proposed in a location that will affect any trail, park, recreational resource, coastal access, and/or natural area.

Impact. The proposed project will not create a significant need for additional park, Natural Area, and/or recreational resources.

Mitigation/Conclusion. No significant impacts to recreation are anticipated, and therefore no mitigation is necessary.

12. TRANSPORTATION/CIRCULATION

| <i>Will the project:</i> | Potentially Significant | Impact can & will be mitigated | Insignificant Impact | Not Applicable |
|---|--------------------------|--------------------------------|-------------------------------------|--------------------------|
| a) <i>Increase vehicle trips to local or areawide circulation system?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) <i>Reduce existing "Level of Service" on public roadway(s)?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) <i>Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) <i>Provide for adequate emergency access?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) <i>Conflict with an established measure of effectiveness for the performance of the circulation system considering all modes of transportation (e.g. LOS, mass transit, etc.)?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) <i>Conflict with an applicable congestion management program?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) <i>Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| h) <i>Result in a change in air traffic patterns that may result in substantial safety risks?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| i) <i>Other: _____</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Setting. The County has established the acceptable Level of Service (LOS) on roads for this rural area as "C" or better. The existing road network in the area including the project's access street, Adelaida Road, is operating at acceptable levels. Based on existing road speeds and configuration (vertical and horizontal road curves), sight distance is considered acceptable.

Referrals were sent to County Public Works. No significant traffic-related concerns were identified.

Impact. Once constructed, the proposed project is estimated to generate about 2 trips per month for routine maintenance. In comparison, the average single family residence generates approximately 10 trips per day (or 300 trips per month). This small amount of additional traffic will not result in a significant change to the existing road service levels. The project does not conflict



with adopted policies, plans and programs on transportation.

Mitigation/Conclusion. No significant traffic impacts were identified, and no mitigation measures above what are already required by ordinance are necessary.

13. WASTEWATER

Will the project:

| | Potentially Significant | Impact can & will be mitigated | Insignificant Impact | Not Applicable |
|---|--------------------------|--------------------------------|-------------------------------------|--------------------------|
| a) <i>Violate waste discharge requirements or Central Coast Basin Plan criteria for wastewater systems?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) <i>Change the quality of surface or ground water (e.g., nitrogen-loading, day-lighting)?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) <i>Adversely affect community wastewater service provider?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) <i>Other: _____</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Setting/Impact. The proposed project consists of an unmanned communications facility and would not generate wastewater or require wastewater disposal.

Mitigation/Conclusion. No significant wastewater impacts are anticipated, and therefore no mitigation is necessary.

14. WATER & HYDROLOGY

Will the project:

| | Potentially Significant | Impact can & will be mitigated | Insignificant Impact | Not Applicable |
|--|--------------------------|--------------------------------|-------------------------------------|--------------------------|
| QUALITY | | | | |
| a) <i>Violate any water quality standards?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) <i>Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, sediment, temperature, dissolved oxygen, etc.)?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) <i>Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) <i>Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide additional sources of polluted runoff?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) <i>Change rates of soil absorption, or amount or direction of surface runoff?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

14. WATER & HYDROLOGY

| | Potentially Significant | Impact can & will be mitigated | Insignificant Impact | Not Applicable |
|---|--------------------------|--------------------------------|-------------------------------------|--------------------------|
| Will the project: | | | | |
| f) <i>Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) <i>Involve activities within the 100-year flood zone?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| QUANTITY | | | | |
| h) <i>Change the quantity or movement of available surface or ground water?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| i) <i>Adversely affect community water service provider?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| j) <i>Expose people to a risk of loss, injury or death involving flooding (e.g., dam failure, etc.), or inundation by seiche, tsunami or mudflow?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| k) <i>Other:</i> _____ | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Setting. The proposed project will not require a water source.

The topography of the subject parcel is nearly level to steeply sloping. The location of the proposed project is nearly level. The closest creek from the proposed development is approximately 1,800 feet away. As described in the NRCS Soil Survey, the soil surface is considered to have low erodibility.

Projects involving more than one acre of disturbance are subject to preparing a Storm Water Pollution Prevention Plan (SWPPP) to minimize on-site sedimentation and erosion. When work is done in the rainy season, the County's Land Use Ordinance requires that temporary erosion and sedimentation measures to be installed.

DRAINAGE – The following relates to the project's drainage aspects:

Within the 100-year Flood Hazard designation? No

Closest creek? Unnamed Creek Distance? Approximately 1,800 feet north of the project vicinity

Soil drainage characteristics: Not well drained

For areas where drainage is identified as a potential issue, the Land Use Ordinance (LUO Sec. 22.52.110 or CZLUO Sec. 23.05.042) includes a provision to prepare a drainage plan to minimize potential drainage impacts. When required, this plan would need to address measures such as: constructing on-site retention or detention basins, or installing surface water flow dissipaters. This plan would also need to show that the increased surface runoff would have no more impacts than that caused by historic flows.

SEDIMENTATION AND EROSION – Soil type, area of disturbance, and slopes are key aspects to analyzing potential sedimentation and erosion issues. The project's soil types and descriptions are listed in the previous Agriculture section under "Setting". As described in the NRCS Soil Survey, the project's soil erodibility is as follows:

Soil erodibility: Low

A sedimentation and erosion control plan is required for all construction and grading projects (LUO Sec. 22.52.120, CZLUO Sec. 23.05.036) to minimize these impacts. When required, the plan is prepared by a civil engineer to address both temporary and long-term sedimentation and erosion impacts. Projects involving more than one acre of disturbance are subject to the preparation of a Storm Water Pollution Prevention Plan (SWPPP), which focuses on controlling storm water runoff. The Regional Water Quality Control Board is the local extension who monitors this program.

Impact. The proposed project requires no water source, involves minimal site disturbance, and will adhere to standard requirements regarding sedimentation and erosion control.

Mitigation/Conclusion. No significant impacts to water quality or quantity are anticipated, and therefore no mitigation is necessary.

| 15. LAND USE | Inconsistent | Potentially Inconsistent | Consistent | Not Applicable |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <i>Will the project:</i> | | | | |
| a) <i>Be potentially inconsistent with land use, policy/regulation (e.g., general plan [County Land Use Element and Ordinance], local coastal plan, specific plan, Clean Air Plan, etc.) adopted to avoid or mitigate for environmental effects?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) <i>Be potentially inconsistent with any habitat or community conservation plan?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) <i>Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) <i>Be potentially incompatible with surrounding land uses?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) <i>Other:</i> _____ | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Setting/Impact. Surrounding uses are identified on Page 2 of the Initial Study. The proposed project was reviewed for consistency with policy and/or regulatory documents relating to the environment and appropriate land use (e.g., County Land Use Ordinance, Local Coastal Plan, etc.). Referrals were sent to outside agencies to review for policy consistencies (e.g., CAL FIRE for Fire Code, APCD for Clean Air Plan, etc.). The project was found to be consistent with these documents (refer also to Exhibit A on reference documents used).

The project is not within or adjacent to a Habitat Conservation Plan area. The project is consistent or compatible with the surrounding uses as summarized on page 2 of this Initial Study.

Although a communications tower is not a use that is inherently compatible with the visual character of the surrounding agricultural landscape, the proposed project would not result in a noticeable change to the appearance of the landscape since it would be located adjacent to existing towers of a similar height at an established telecommunications site (see Aesthetics).

Mitigation/Conclusion. No inconsistencies were identified and therefore no additional measures above what will already be required were determined necessary.

16. MANDATORY FINDINGS OF SIGNIFICANCEPotentially
SignificantImpact can
& will be
mitigatedInsignificant
ImpactNot
Applicable*Will the project:*

- a) *Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or pre-history?*
- ☐ ☐ ☒ ☐
- b) *Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)*
- ☐ ☐ ☒ ☐
- c) *Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?*
- ☐ ☐ ☒ ☐

For further information on CEQA or the County's environmental review process, please visit the County's web site at "www.sloplanning.org" under "Environmental Information", or the California Environmental Resources Evaluation System at: http://www.ceres.ca.gov/topic/env_law/ceqa/guidelines for information about the California Environmental Quality Act.

Exhibit A - Initial Study References and Agency Contacts

The County Planning Department has contacted various agencies for their comments on the proposed project. With respect to the subject application, the following have been contacted (marked with an ☒) and when a response was made, it is either attached or in the application file:

| <u>Contacted</u> | <u>Agency</u> | <u>Response</u> |
|-------------------------------------|---|-----------------|
| <input checked="" type="checkbox"/> | County Public Works Department | Attached |
| <input checked="" type="checkbox"/> | County Environmental Health Services | Attached |
| <input type="checkbox"/> | County Agricultural Commissioner's Office | Not Applicable |
| <input type="checkbox"/> | County Airport Manager | Not Applicable |
| <input type="checkbox"/> | Airport Land Use Commission | Not Applicable |
| <input type="checkbox"/> | Air Pollution Control District | Not Applicable |
| <input type="checkbox"/> | County Sheriff's Department | Not Applicable |
| <input type="checkbox"/> | Regional Water Quality Control Board | Not Applicable |
| <input type="checkbox"/> | CA Coastal Commission | Not Applicable |
| <input type="checkbox"/> | CA Department of Fish and Wildlife | Not Applicable |
| <input checked="" type="checkbox"/> | CA Department of Forestry (Cal Fire) | Attached |
| <input type="checkbox"/> | CA Department of Transportation | Not Applicable |
| <input type="checkbox"/> | Community Services District | Not Applicable |
| <input checked="" type="checkbox"/> | Other <u>City of Paso Robles</u> | None |
| <input type="checkbox"/> | Other _____ | Not Applicable |

**** "No comment" or "No concerns"-type responses are usually not attached**

The following checked ("☒") reference materials have been used in the environmental review for the proposed project and are hereby incorporated by reference into the Initial Study. The following information is available at the County Planning and Building Department.

| | |
|---|---|
| <input checked="" type="checkbox"/> Project File for the Subject Application | <input type="checkbox"/> Design Plan |
| <u>County documents</u> | <input type="checkbox"/> Specific Plan |
| <input type="checkbox"/> Coastal Plan Policies | <input checked="" type="checkbox"/> Annual Resource Summary Report |
| <input checked="" type="checkbox"/> Framework for Planning (Coastal/Inland) | <input type="checkbox"/> Circulation Study |
| <input checked="" type="checkbox"/> General Plan (Inland/Coastal), includes all maps/elements; more pertinent elements: | <u>Other documents</u> |
| <input checked="" type="checkbox"/> Agriculture Element | <input checked="" type="checkbox"/> Clean Air Plan/APCD Handbook |
| <input checked="" type="checkbox"/> Conservation & Open Space Element | <input checked="" type="checkbox"/> Regional Transportation Plan |
| <input type="checkbox"/> Economic Element | <input checked="" type="checkbox"/> Uniform Fire Code |
| <input checked="" type="checkbox"/> Housing Element | <input checked="" type="checkbox"/> Water Quality Control Plan (Central Coast Basin – Region 3) |
| <input checked="" type="checkbox"/> Noise Element | <input checked="" type="checkbox"/> Archaeological Resources Map |
| <input type="checkbox"/> Parks & Recreation Element/Project List | <input checked="" type="checkbox"/> Area of Critical Concerns Map |
| <input checked="" type="checkbox"/> Safety Element | <input checked="" type="checkbox"/> Special Biological Importance Map |
| <input checked="" type="checkbox"/> Land Use Ordinance (Inland/Coastal) | <input checked="" type="checkbox"/> CA Natural Species Diversity Database |
| <input type="checkbox"/> Building and Construction Ordinance | <input checked="" type="checkbox"/> Fire Hazard Severity Map |
| <input checked="" type="checkbox"/> Public Facilities Fee Ordinance | <input checked="" type="checkbox"/> Flood Hazard Maps |
| <input type="checkbox"/> Real Property Division Ordinance | <input checked="" type="checkbox"/> Natural Resources Conservation Service Soil Survey for SLO County |
| <input checked="" type="checkbox"/> Affordable Housing Fund | <input checked="" type="checkbox"/> GIS mapping layers (e.g., habitat, streams, contours, etc.) |
| <input type="checkbox"/> Airport Land Use Plan | <input type="checkbox"/> Other |
| <input type="checkbox"/> Energy Wise Plan | |
| <input checked="" type="checkbox"/> North County Area Plan/Adelaida Sub Area and Update EIR | |

In addition, the following project specific information and/or reference materials have been considered as a part of the Initial Study:

Visual Evaluation of the PG&E Communications Tower, Robert G. Carr/SWCA Environmental Consultants, June 2014

Radio Frequency Analysis for 1945 Adelaida Road, Paso Robles, Hammett & Edison, May 14, 2014

Acoustic Study for the PG&E Radio Repeater – Portnoff Peak, Dubbink Associates, August 25, 2014

Exhibit B - Mitigation Summary Table

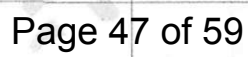
Per Public Resources Code Section 21081.6, the following measures also constitute the mitigation monitoring and/or reporting program that will reduce potentially significant impacts to less than significant levels. These measures will become conditions of approval (COAs) should the project be approved. The Lead Agency (County) or other Responsible Agencies, as specified in the following measures, are responsible to verify compliance with these COAs.

Visual Resources

- VR1** Prior to issuance of construction permits, the applicant shall submit a color sample for the proposed communications tower and associated antennas to the County Department of Planning and Building for review and approval. All exterior finishes shall be non-reflective, and shall substantially match that of the adjacent existing facilities.
- VR2** Prior to final inspection, all visible elements of the proposed communications tower, including proposed antennas, cables, mounting brackets, and the equipment building shall be painted or otherwise finished with the color or colors approved by the Department of Planning and Building.

Noise

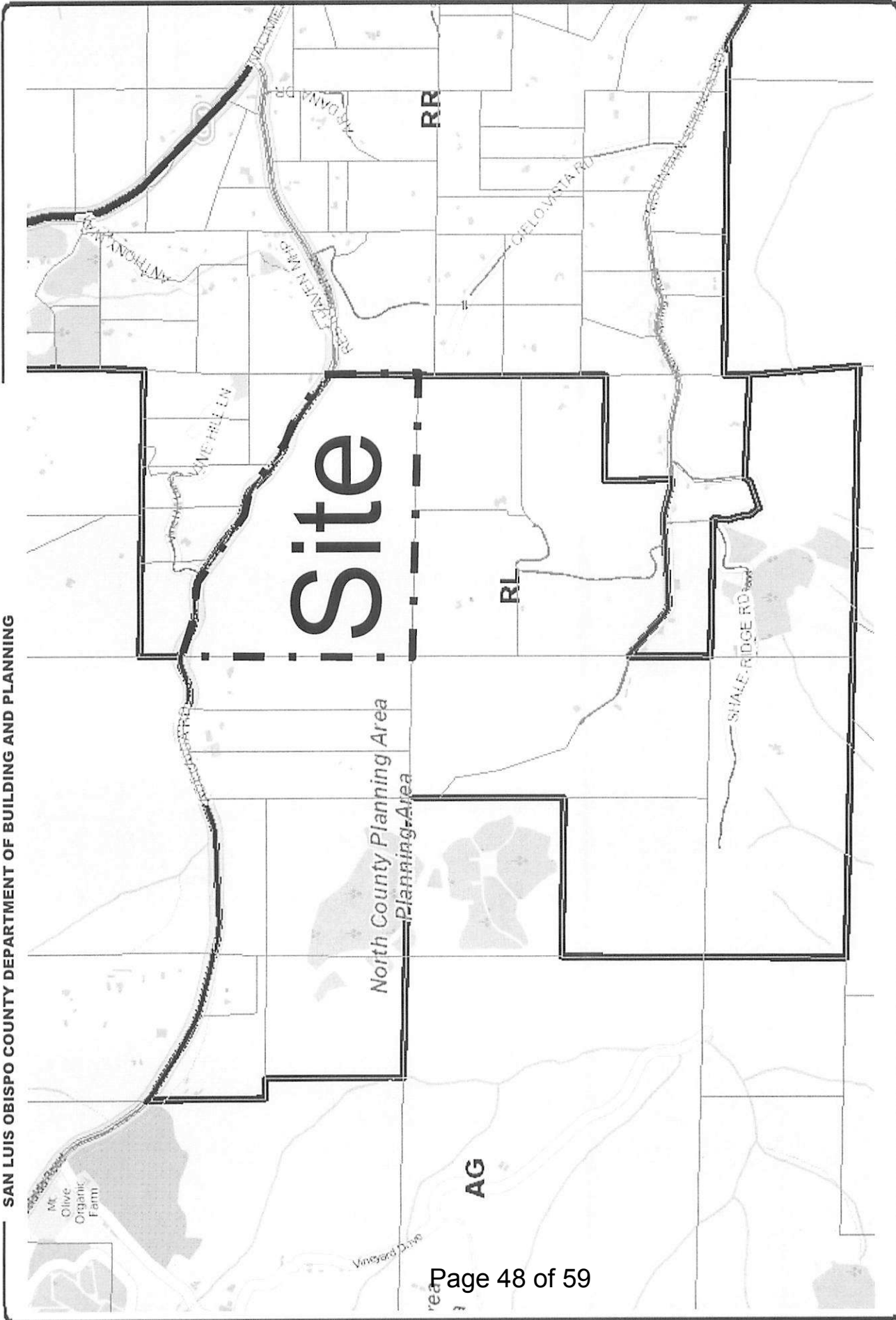
- N1** At the time of application for construction permits, the construction drawings shall include manufacturer specification sheets, with noise level data, for the proposed air conditioning units. The air conditioning units for the project shall operate at no more than 52 dB, measured at a 50 foot distance.



EXHIBIT

Vicinity Map

PROJECT
Conditional Use Permit DRC2014-00006
Portnoff and PG&E



EXHIBIT

Land Use Category Map



PROJECT
Conditional Use Permit DRC2014-00006
Portnoff and PG&E



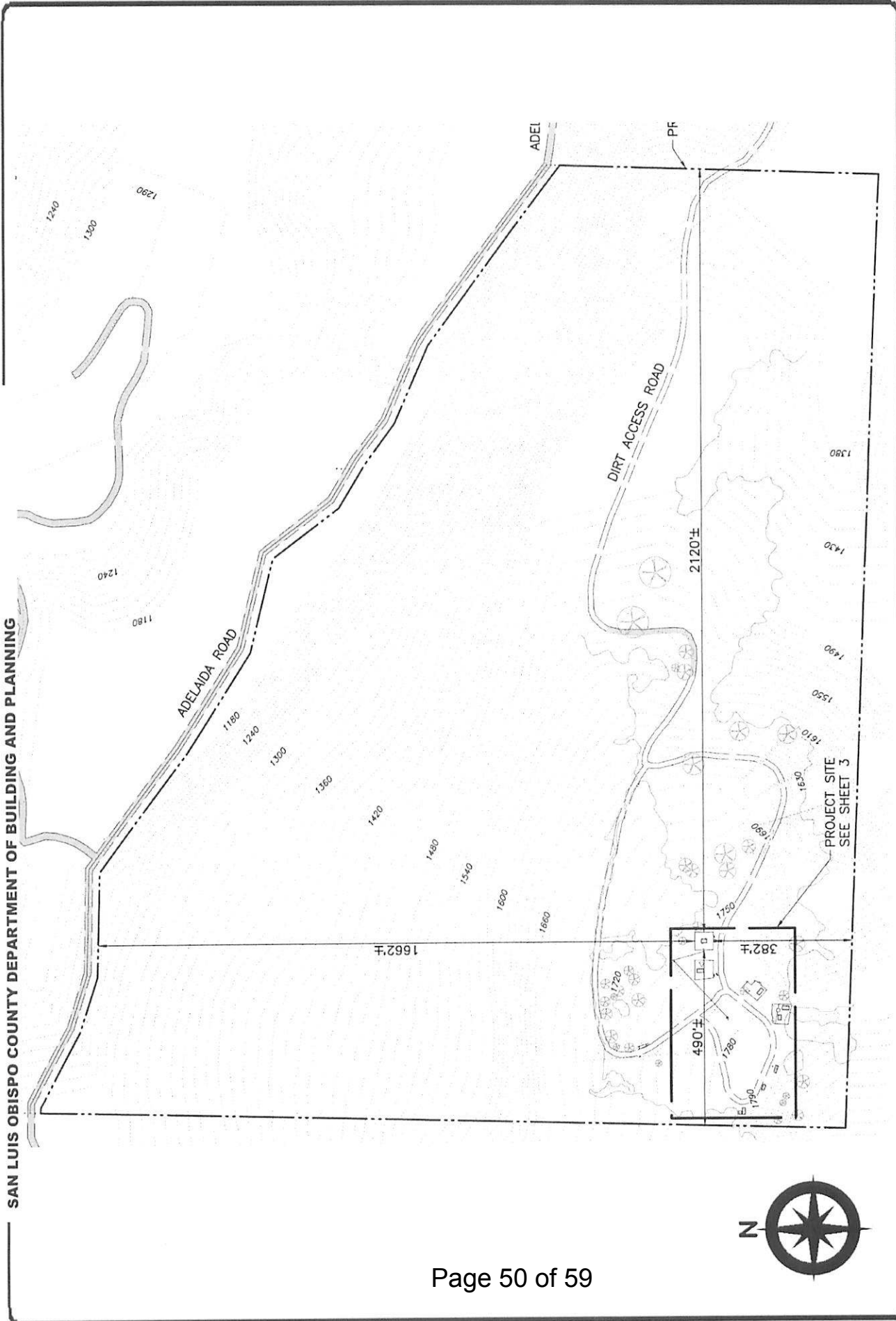
EXHIBIT

Aerial Photograph



PROJECT

Conditional Use Permit DRC2014-00006
Portnoff and PG&E



EXHIBIT

Overall Site Plan



PROJECT

Conditional Use Permit DRC2014-00006
Portnoff and PG&E

Site Plan Showing Full Access Road

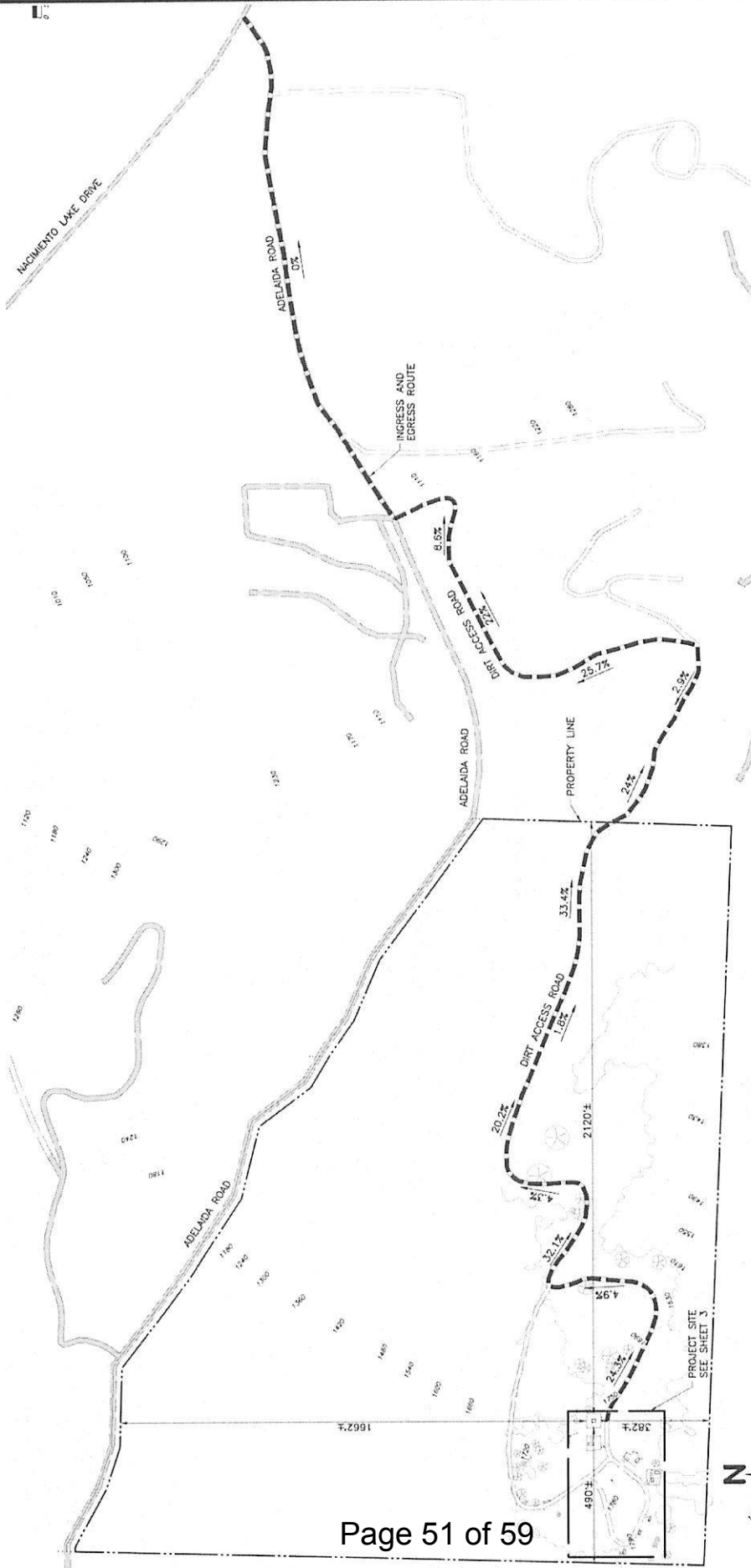
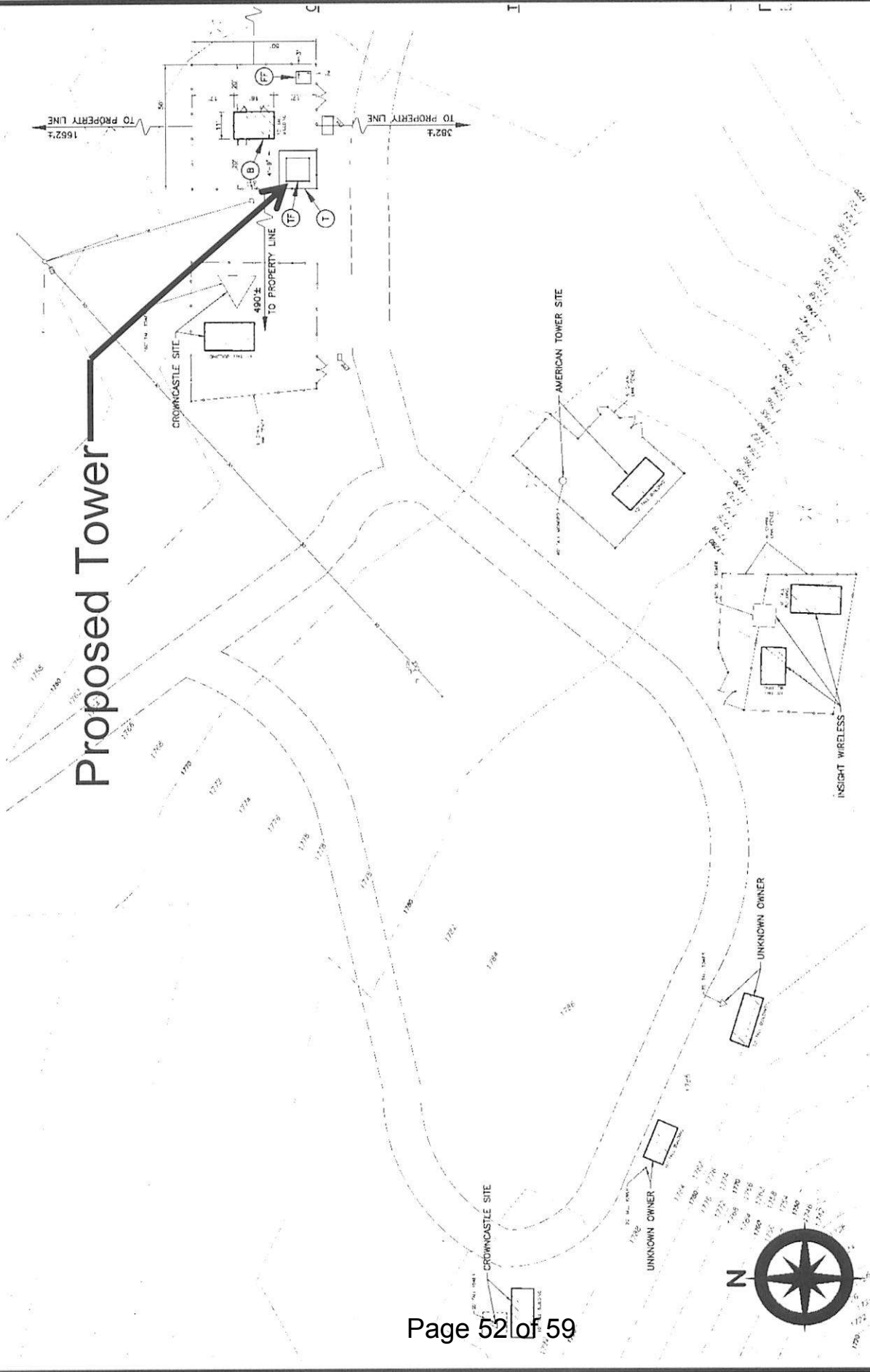


EXHIBIT Overall Site Plan



PROJECT
Conditional Use Permit DRC2014-00006
Portnoff and PG&E

Proposed Tower

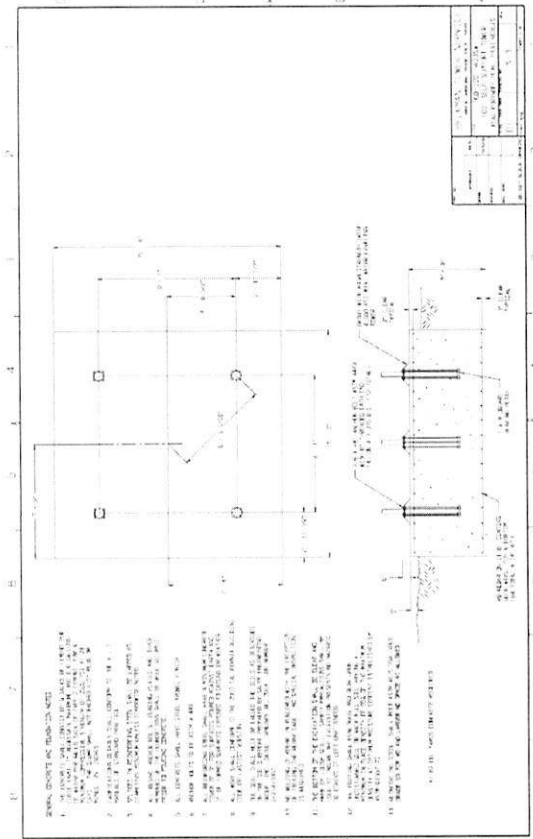
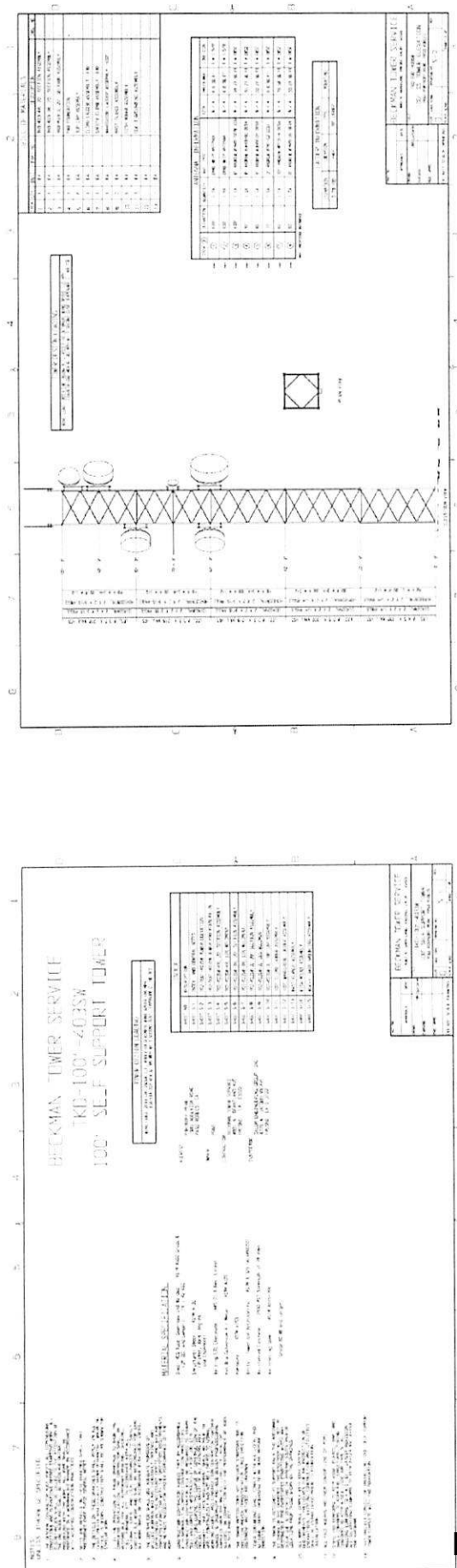


EXHIBIT

Enlarged Site Plan



PROJECT
Conditional Use Permit DRC2014-00006
Portnoff and PG&E



Blair Church
Flynn

PRELIMINARY
NOT FOR CONSTRUCTION

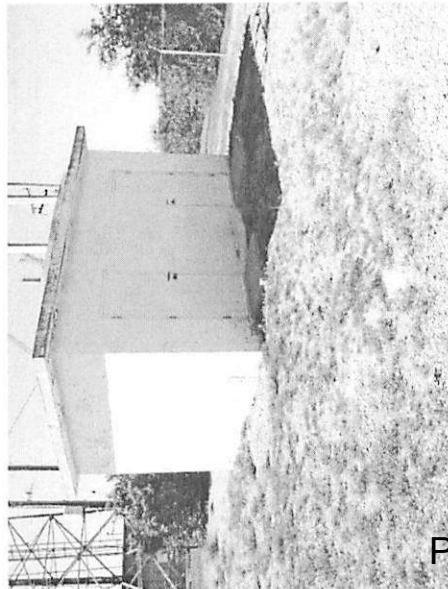
EXHIBIT



Elevation and Foundation Plan

PROJECT
Conditional Use Permit DRC2014-00006
Portnoff and PG&E

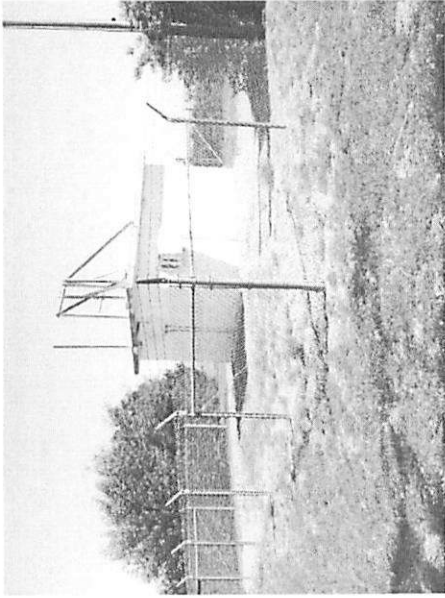
Existing Equipment Shelter To Be Upgraded



SOUTH AND EAST ELEVATION



WEST AND SOUTH ELEVATION



NORTH AND WEST ELEVATION

BUILDING ELEVATIONS



AT NORTH END LOOKING SOUTH

BUILDING INTERIOR



AT SOUTH END LOOKING NORTHWEST



AT SOUTH END LOOKING NORTHEAST

PROJECT

Conditional Use Permit DRC2014-00006
Portnoff and PG&E

EXHIBIT

Equipment Shelter





F4

SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 7/29/2014

TO: PW

FROM: Airlin Singewald (805-781-5198 or asingewald@co.slo.ca.us)
North County Team / Development Review

RECEIVED

JUL 31 2014

COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PUBLIC WORKS

CUP#

PROJECT DESCRIPTION: DRC2014-00006 PORTNOFF - Proposed minor use permit for one 100-foot tall telecommunications tower, two whip antennas, six dishes (9.0, 28.27, 50.27[3], 78.54-sf each), 15x15 foundation (total area within lease enclosure is 2,500 sf). Existing 170 sf shelter to be modified and used for facility. Site location is 1945 Adelaida Rd, Paso Robles. APN: 026-233-029

Return this letter with your comments attached no later than: 14 days from receipt of this referral.
CACs please respond within 60 days. Thank you.

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ☒ YES
☐ NO

(Please go on to PART II.)

(Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- ☐ YES
☒ NO

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)

(Please go on to PART III)

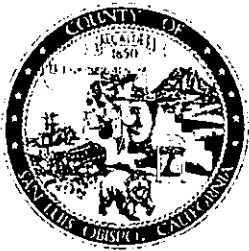
PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

No concerns

8.8.14
DateP. Paulino
Name5271
Phone



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

RECEIVED

SR 14101

JUL 31 2014

DATE: 7/29/2014

TO: ENV HEALTH

FROM: Airlin Singewald (805-781-5198 or asingewald@co.slo.ca.us)
North County Team / Development Review

Environmental Health

PROJECT DESCRIPTION: DRC2014-00006 PORTNOFF – Proposed minor use permit for one 100-foot tall telecommunications tower, two whip antennas, six dishes (9.0, 28.27, 50.27[3], 78.54 sf each), 15x15 foundation (total area within lease enclosure is 2,500 sf). Existing 170 sf shelter to be modified and used for facility. Site location is 1945 Adelaida Rd, Paso Robles. APN: 026-233-029

Return this letter with your comments attached no later than: 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ☐ YES (Please go on to PART II.)
☐ NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- ☐ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
☐ NO (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Applicant shall submit, to this office, the hazardous materials business plan for the proposed cell site. The plans shall be reviewed and approved prior to final sign-off. Please contact Aaron LaBarre at 781-5595 if you have any questions.

8/12/14
Date

[Signature]
Name

5551
Phone



CAL FIRE
San Luis Obispo
County Fire Department

635 N. Santa Rosa • San Luis Obispo, CA 93405
Phone: 805-543-4244 • Fax: 805-543-4248
www.calfireslo.org

Robert Lewin, Fire Chief

August 27, 2014

Pacific Gas&Electric Company
142 Cross st. suite 130
San Luis Obispo, Ca. 93401

Cell Site for Project: PMT#2014-00190

Dear Kris Vardas,

The following information is provided relative to the fire protection of tower and building in Paso Robles, CA. This geographic location is located in a **Very High** Fire Hazard Severity Zone within State Responsibility Area Lands. The Agency Having Jurisdiction (AHJ) is CAL FIRE/San Luis Obispo County Fire Department. This is a full time paid department that utilizes Paid Call Firefighters (PCF) to augment fulltime staff.

The nearest CAL FIRE/County Fire Station (#30-Paso Robles) is located at 2510 Ramada Dr. with a 8 mile driving distance and an approximately 12 minute response time. An additional CAL FIRE/County Fire engine with a 10 road miles distance and an approximate 15 minute response time would respond from station (#52-Paso Robles) located at 4050 Branch Rd, CA.

CAL FIRE/San Luis Obispo County Fire Department has reviewed the referral information in regards to the proposed co-located wireless communications antenna(s) replacement project located near San Luis Obispo, CA. The project is located in State Responsibility Area within a **Very High** Fire Hazard Severity Zone for wildland fires. This project site has an approximate 12 minute response time from the nearest County Fire Station.

The following requirements must be satisfied prior to project final.

- The roadway providing access from Road to the proposed project site must provide a minimum 16-foot edge to edge all-weather driving surface.
- Vertical clearance of 13'6" is required the entire length of the roadway.
- Roadways shall also provide for a 10 foot fuel modification zone on both sides.
- A fire engine turnaround is required near the cell site vaults/structures.
- A fuel reduction zone is required around the project site. CAL FIRE/County Fire will work with the applicant and the San Luis Obispo County Department of Planning and Building to ensure adequate "defensible space" from wildland fire threat while working to satisfy any possible visual screening requirements.
- Annual fuel modification must be maintained in accordance with Public Resources Code, Title 19 and California Fire Code.
- Access to all associated equipment shall be controlled by means of a locked gate or fence.
- The existing and proposed gates must provide adequate means of emergency access. This department may require a "Knox" lock or keypad to ensure access during emergencies.
- A minimum 40:BC rated fire extinguisher is required in all vaults/structures

Attachment 3

- All installed fire protection systems must be maintained in operable condition.
- Prior to final, a Hazardous Materials Management Plan (HMMP) must be provided. Chemical storage/treatment and hazardous gases will require a Hazardous Materials Management Plan HMMP. In accordance with California Fire Code Chapter 50/Title 19 Division 2, Chapter 4/Health and Safety Code Chapter 6.95.
- CAL FIRE requires a written plan addressing safeguards to minimize the risk of unwanted releases, fires or explosions involving hazardous materials. Additionally, the written plan shall include safeguards to minimize the consequences of an unsafe condition involving hazardous materials during normal operations and in the event of an abnormal condition.

If I may provide additional assistance or information please do not hesitate to contact me at (805)543-4244.

Sincerely,

Tony Gomes
Fire Captain

**DEVELOPER'S STATEMENT FOR
PORTNOFF / PG&E CONDITIONAL USE PERMIT DRC2014-00006**

The applicant agrees to incorporate the following measures into the project. These measures become a part of the project description and therefore become a part of the record of action upon which the environmental determination is based. All development activity must occur in strict compliance with the following mitigation measures. These measures shall be perpetual and run with the land. These measures are binding on all successors in interest of the subject property.

Note: The items contained in the boxes labeled "Monitoring" describe the County procedures to be used to ensure compliance with the mitigation measures.

The following mitigation measures address impacts that may occur as a result of the development of the project.

Visual Resource

- VR1** Prior to issuance of construction permits, the applicant shall submit a color sample for the proposed communications tower and associated antennas to the County Department of Planning and Building for review and approval. All exterior finishes shall be non-reflective, and shall substantially match that of the adjacent existing facilities.
- VR2** Prior to final inspection, all visible elements of the proposed communications tower, including proposed antennas, cables, mounting brackets, and the equipment building shall be painted or otherwise finished with the color or colors approved by the Department of Planning and Building.

Monitoring: Required at the time of application for construction permits. Compliance will be verified by the County Department of Planning and Building in consultation with the County Public Works Department.

Noise

- N1** At the time of application for construction permits, the construction drawings shall include manufacturer specification sheets, with noise level data, for the proposed air conditioning units. The air conditioning units for the project shall operate at no more than 52 dB, measured at a 50 foot distance.

Monitoring: Required at the time of application for construction permits. Compliance will be verified by the County Department of Planning and Building in consultation with the County Environmental Health Department.

The applicant understands that any changes made to the project description subsequent to this environmental determination must be reviewed by the Environmental Coordinator and may require a new environmental determination for the project. By signing this agreement, the owner(s) agrees to and accepts the incorporation of the above measures into the proposed project description.

Signature of Owner(s)

KRIS VARDAS

Name (Print)

Date

9/4/2014